



Substantial non-listed barn for conversion

Willow Farm Barn, Wilby, Suffolk IP21 5LE

Freehold



Planning Reference DC/21/06582 • traditional and new build conversion • potential annexe, triple cart lodge • outbuildings • paddock • about 4.25 acres • (Further potential building plot also available)

Local information

Willow Farm Barn is set back from the road in a tucked away setting in the heart of Wilby. The village itself has a primary school and an impressive church, and stands in the middle of rural Suffolk. The nearest larger village is Stradbroke, which is approximately 1 miles from the property and this provides an excellent range of local facilities, including a well-respected high school and primary school, a leisure centre with swimming pool and gym facilities, a community centre, a children’s play area, convenience store, butcher, bakery, antique centre, library with Post Office, hairdresser, medical centre and two very good public houses. Laxfield, which is 4 miles away, has a first class small Co-op, as well as a hardware store/garage and two public houses, including the Kings Head, known locally as The Low House. The historic market town of Framlingham, lies approximately 7 miles to the south and, together with Eye, which is 8 miles, and Diss, which is 12 miles, provide a full range of local facilities including schools in both the state and private sectors. Ipswich and Norwich are equidistant from the property. There are direct mainline rail services running regularly from Diss to London’s Liverpool Street Station, the journey being scheduled to take approximately 90 minutes. The coast is

approximately 21 miles away.

About this property

The barn achieved full residential planning permission for residential conversion on 24th June 2022 and is valid for three years. The planning reference for the development is DC/21/06582 and all conditions and supporting documentation can be accessed on the Mid Suffolk District Council planning portal.

The front section of the farm entrance is shared with the neighbouring plot of land which is also available to buy separately and as indicated on the plan.

The Outside
Willow Farm Barn is set back from the road approached by a long curving farm drive which passes areas of hard standing, a Dutch barn with adjoining brick stores and the meadow to one side. The main barn is constructed from timber frame under a corrugated roof with brick and breeze block single-storey addition. To the rear are the former pig units comprising a number of predominantly breezeblock piggeries and further Dutch barns and stores.

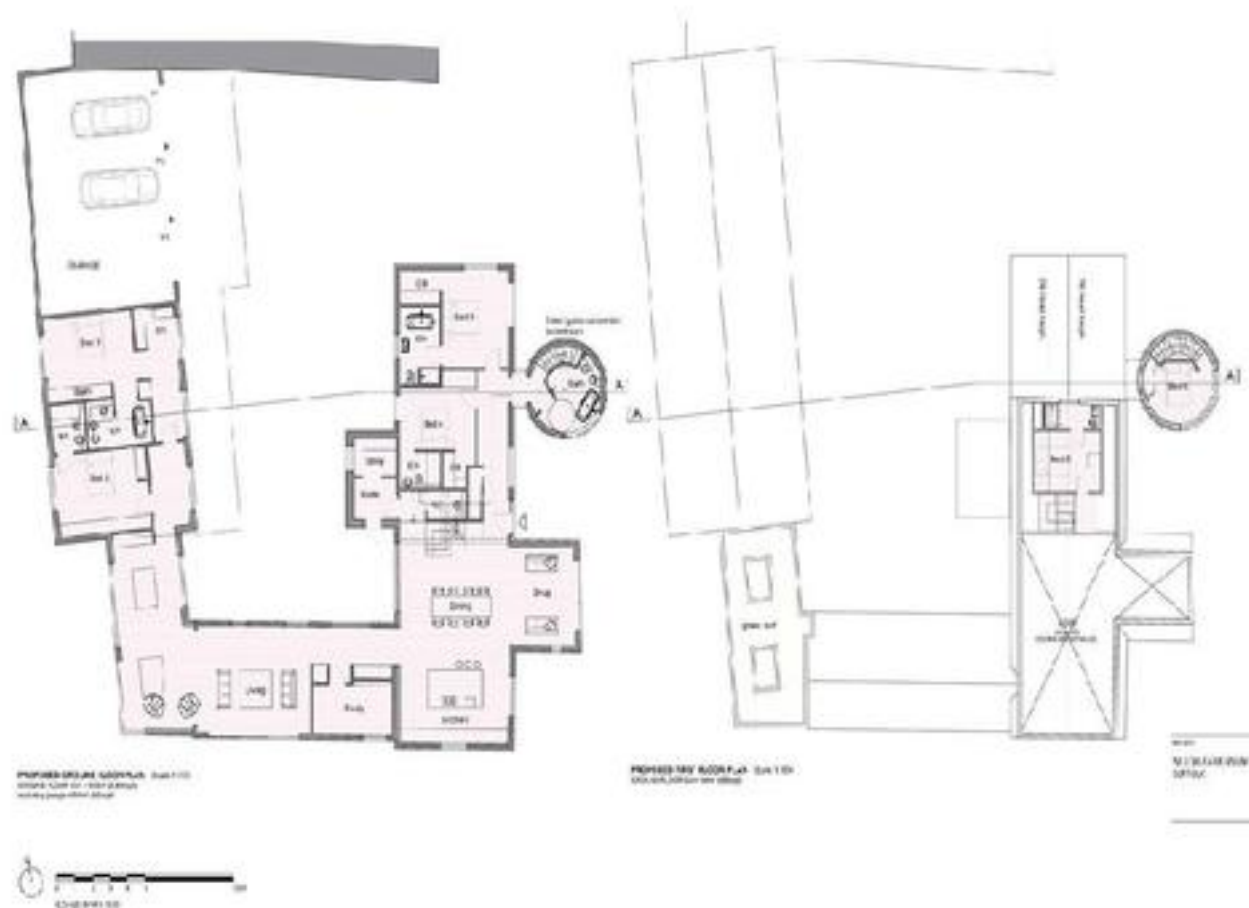
Tenure

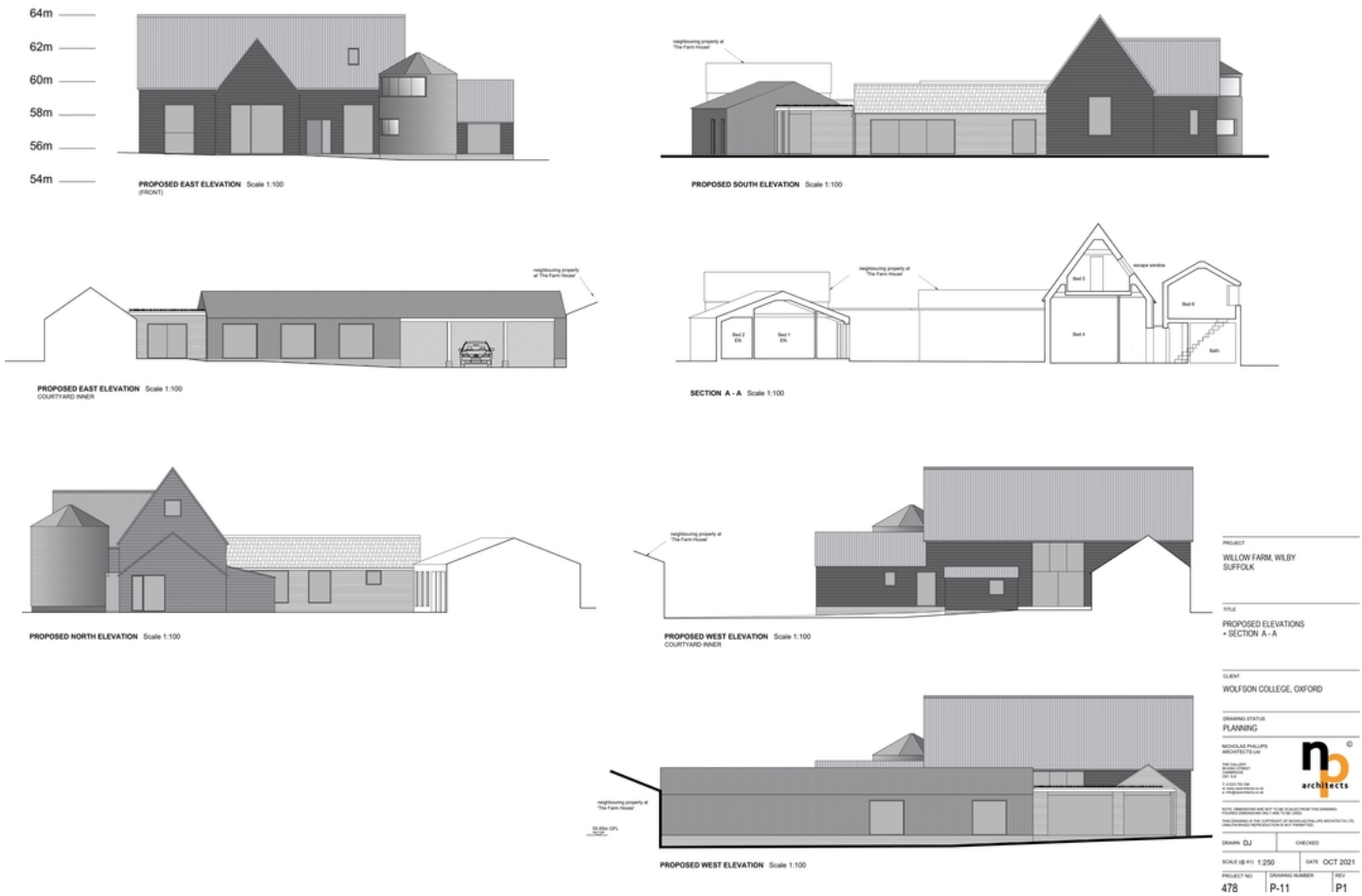
Freehold

Viewing

Strictly by appointment with Savills or their joint agents.







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