



RESIDENTIAL DEVELOPMENT OPPORTUNITY IN A RURAL SETTING

RISE HALL FARM BARNs, AKENHAM, SUFFOLK IP9 6TQ

savills



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Situation

The barns at Rise Hall are situated on the edge of the village of Akenham, about 3 miles outside Ipswich and about 4 miles from Ipswich Station (London Liverpool St Station from 57 minutes). The nearby market towns of Woodbridge and Bury St Edmunds are situated about 9 and 33 miles away respectively.

Norwich lies approximately 44 miles to the north (Norwich Airport about 46 miles) with Stansted Airport about 51 miles to the south west.

The village of Akenham was mentioned in the Domesday Book known as Acheham and also has a very interesting modern history with parts of Rise Hall Farm having been used as a film set for a number of period and war films.

Description

The buildings at Rise Hall comprise a significant range of traditional farm buildings sitting in approximately 1 acre at the top of a long drive adjacent to the impressive Georgian property, Rise Hall.



A large L-shaped timber framed, brick barn sits at the centre of the site with various smaller additions surrounding it including a dilapidated Dutch barn and a range of cart lodges which are also in a poor state of repair. The barns have impressive views out over rolling countryside to the south and west with the charming but rarely used Akenham Church sitting just to the north east.

Planning

Planning consent was granted in 2004 for the conversion and renovation of the buildings to form two residential dwellings. Confirmation that a material commencement of the permission has been made was received in a letter dated September 2009.

Further information can be found on the Mid Suffolk District Council website the planning reference 0164/02/OL.

General Remarks and Stipulations

Postcode

IP1 6TQ

Method of Sale

For sale by private treaty

Tenure

The site is offered for sale freehold with vacant possession

Services

The site benefits from mains electricity and water. There is no drainage on the site.



Access

Rise Hall sits to the south of the site and is owned by the Vendor. In order to separate the house from the site, an alternative to the right of access along the main drive to the barns may be granted. Further information is available from the Vendor's agent.

Uplift Provision

No uplift provision will be sought.

Designations

To the best of the Vendor's knowledge the site is not subject to any designations or other restrictions.

Easements, Covenants, Rights of Way and Restrictions

The property is sold subject to, or with the benefit of, any existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

Boundaries, Plans, Areas, Schedules and Disputes

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale of ten title any part of compensation in respect thereof.

A new boundary will be created around the site and will be plotted by GPS once agreed with the purchaser.

Local Authority

Ipswich Borough Council, Grafton House, 15-17 Russell Road
Ipswich IP1 2DE

Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

What3Words

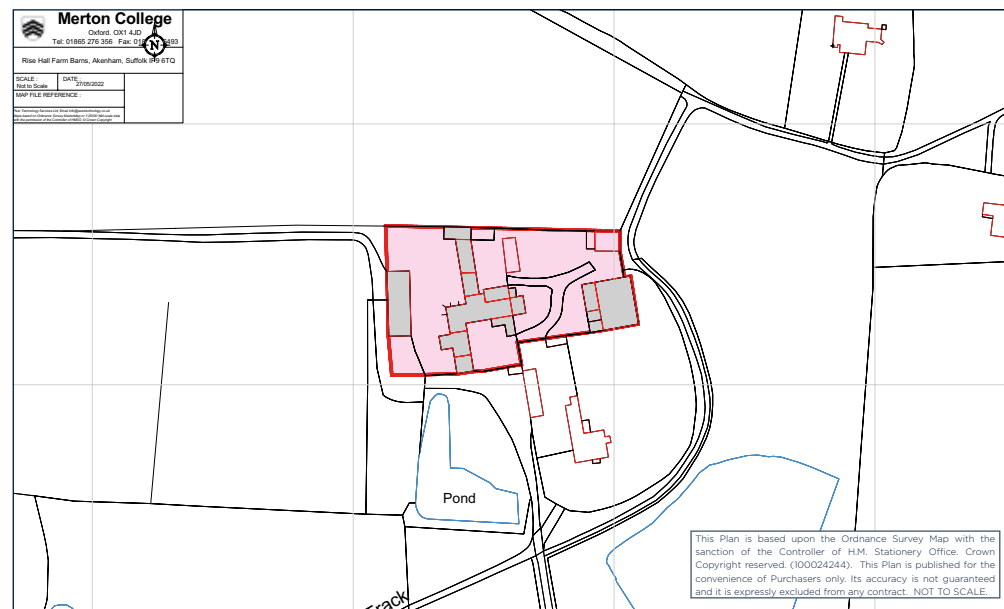
Rise Hall Barns can be found using the What3Words location service under the reference priced.reduce.gears.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Viewing

Strictly by prior appointment with Savills.



Savills Ipswich

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savills.co.uk

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