

Earles Farm, Sharps Lane, Horringer, Bury St Edmunds, Suffolk, IP29 5PS



Freehold

Guide Price

£500,000

For the whole  
Subject to contract

A rare opportunity to purchase 4.9 ha (12 acres) and a barn with planning permission for residential use on the edge of Horringer, Bury St Edmunds, Suffolk.

# Site Plan



# Lot 2 Drawings

**Notes on Sheets:**  
 This drawing is to be used for construction, layout or layout of fixtures, fittings and furniture only. Parker Planning Services Ltd. (the architect)  
 A. carries out the design, construction and installation of the fixtures, fittings and furniture.  
 B. is responsible for obtaining permits and approvals for the fixtures, fittings and furniture.  
 C. is responsible for the fixtures, fittings and furniture.  
 Notes on Surveys:  
 [Blank]

**Rev. Date Description**  
 [Blank]

**When an Approved Document is used, the drawings must be reproduced in any form without alteration.**

**Notes/Suffixes/Explanations/Instructions:**  
 Project Name: Park Hill 1st  
 Site's Name: Park Hill  
 Building Outline:  
 Drawing Title: Floor Plan  
 Drawing Number: TP2-2020-01  
 Project Number: 2020-2020  
 Client: M.J. Branger  
 Drawn by: K.H. Sheet 1 of 1  
 Date: 05/2021 Scale: 1:100 @ A3  
 URL: https://www.parkerplanning.com

**Key**  
 ■ Wood Weather Board  
 □ Fine Wash over concrete over  
 ■ Wood Barn style door and window shutters  
 ■ Low Pitch Concrete Roof Tiles  
 ■ Wood window and roof lining

\* Proposed roof system will be Timber Decking Low Pitch Concrete Roof Tiles in mix of three colours of the mix through at least Autumn, Brown and Red

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 Notes on Surveys:  
 [Blank]

**Rev. Date Description**  
 [Blank]

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**Notes/Suffixes/Explanations/Instructions:**  
 Project Name: Park Hill 1st  
 Site's Name: Park Hill  
 Building Outline:  
 Drawing Title: Elevation - elevations  
 Drawing Number: TP2-2020-01  
 Project Number: 2020-2020  
 Client: M.J. Branger  
 Drawn by: K.H. Sheet 1 of 1  
 Date: 05/2021 Scale: 1:100 @ A3  
 URL: https://www.parkerplanning.com

# Details

## Location

The property lies to the east of the village of Horringer near Bury St Edmunds.

## Description

Extending in total to 4.9 ha (12 acres) Earles Farm comprises of a potential building plot, barn with planning permission under Class Q for residential use, grazing land and former farm buildings currently used for equestrian and livestock purposes, together with a caravan storage field.

Available as a whole or in three lots.

## Lot 1

Extending to 0.06 ha (0.14 acres) land with hope value for a building plot within the settlement boundary.



## Lot 2

Extending to 0.07 ha (0.18 acres) a single storey barn with planning permission under Class Q for residential use. Planning Application Number DC/21/1724/P3QPA. Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 – (A) Change of Use of agricultural building to dwelling house (Class C3) to create one dwelling (B) associated operational development.

There is the potential for a purchaser of Lots 1 and 2 to amend the design and layout through a detailed planning application.



Particulars – Earles Farm, Horringer

## Lot 3

Extending to 4.7 ha (11.69 acres) comprising of the following: -

- Caravan storage field with Certificate of Lawfulness for 35 pitches generating approximately £6,000 per annum on informal agreements. There is the potential to generate up to £12,000 per annum.



- A range of former pigsties and stables currently used for general storage, livestock, stables, feed room, tack rooms.



- Six grazing paddocks with the benefit of posts with either rails or electric fencing.



Aerial View



The stables and grazing paddocks are currently let on informal agreements generating £9,000 per annum.

#### **Services**

Mains electricity single phase and mains water are connected to the buildings in Lots 2 and 3.

#### **Basic Payment Scheme**

The land is not registered with the Rural Payments Agency and has no Entitlements.

#### **Rights of Way and Easements**

The property will be sold subject to, and with, the benefit of all existing wayleaves, easements, covenants and rights of way whether mentioned in these particulars or not. It should be noted there is a right of way over a gated access from Sharps Lane to Lots 1, 2 and 3 as coloured blue on the sale plan.

#### **Timber, Sporting & Minerals**

To be included in the sale, so far as they are owned.

#### **Local Authority**

The property falls within the administration of West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU.

#### **Planning**

- Planning Application Number DC/21/1724/P3QPA. Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 – (A) Change of Use of agricultural building to dwelling house (Class C3) to create one dwelling (B) associated operational development.
- The land hatched on the site plan extending to approximately 0.97 ha (2.4 acres) was confirmed in the October to December 2020 West Suffolk Local Plan Issues and Options Call for Sites Reference WS1039.

#### **Overage Position**

The land hatched on the site plan extending to approximately 0.97 ha will be sold subject to an overage provision reserving to the seller 30% of the net uplift in value resulting from the grant of planning consent for residential development. The overage will be triggered on grant of consent and will be payable on commencement of development, or on the sale of the property (whichever is sooner). The overage will be for a period of 25 years.

#### **Plans, Areas & Schedules**

Any areas, measurements or distances referred to are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

#### **Boundaries**

The vendor and their agent will do their best to identify the ownership of the boundaries, hedges, fences and ditches but will not be bound to determine these. The purchaser will have to satisfy themselves and rely on their own enquiries as to the ownership of any boundaries.

#### **Tenure**

The land is offered for sale freehold but is subject to a farm business tenancy which may be terminated with effect from 29<sup>th</sup> September 2022, or earlier by agreement.

#### **Method of Sale**

The land is available as a whole or in three lots.

#### **Guide Price**

Lot 1 - £50,000.

Lot 2 - £200,000.

Lot 3 - £250,000.

To make an appointment to view this property please call us on 01206 216542.

#### **Further information**

If you would like more information on this property, please contact:

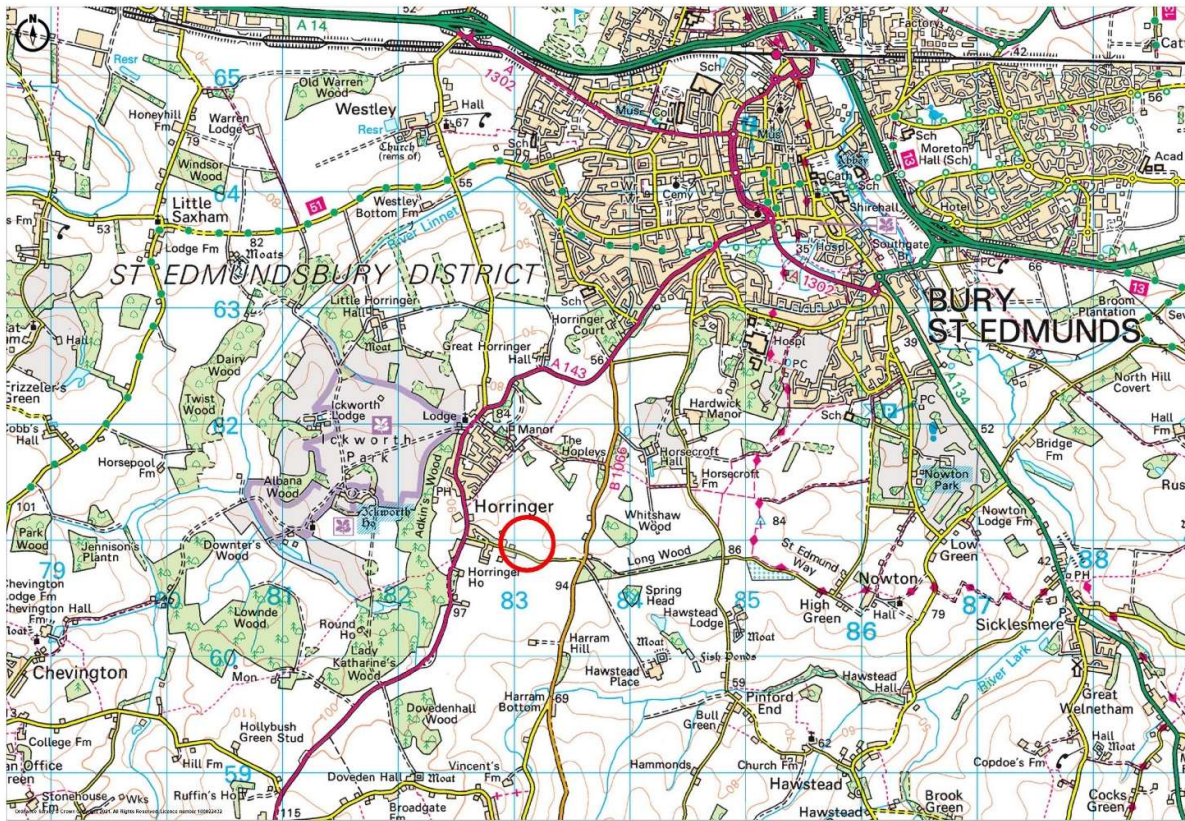
Martin Freeman  
M: 07889 808288  
E: [mjf@fennwright.co.uk](mailto:mjf@fennwright.co.uk)

Or

Libbey White  
T: 01206 216542  
E: [libbey.white@fennwright.co.uk](mailto:libbey.white@fennwright.co.uk)

# Directions

The property is located off Sharps Lane, Horringer. The postcode is IP29 5PS.



Promap  
LANDMARK INFORMATION

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Licence Number: 100031937  
Plotted Scale: 1:40000 Paper Size: A4

To find out more or book a viewing

# 01206 216542

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