



**Frog Hall Barn**  
**Aldham, Suffolk**

**DAVID  
BURR**



# Frog Hall Barn, The Street, Aldham, Ipswich, Suffolk, IP7 6NH

Conveniently located on the outskirts of Hadleigh, Aldham is a delightful semi-rural village surrounded by open countryside. Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London's Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

An individual conversion opportunity set on a private lane serving three other residential properties amidst open farmland within the highly regarded parish of Aldham, conveniently located for the market town of Hadleigh with its thriving high street, leisure centre, restaurants, cafe and within convenient access of both state and independent schooling. Granted a change of use from an agricultural building to a residential dwelling via the class Q Town and Country planning order of 2015. Proposed as a four bedroom (one en-suite) detached property offering considerable versatility within the framework of the existing building. Under the approved plans, the property will enjoy an external floor area of approximately 239m<sup>2</sup>/2,575sq ft.

## **A conversion opportunity for a two storey four bedroom (one en-suite) detached property enjoying outstanding views over adjacent countryside with a total plot size of 2.72 acres.**

- Enjoying a west facing rear aspect, enjoying elevated, unspoilt views across gardens and open farmland.
- The planning statement notes that it is “not considered” that the form of the building will require any degree of structural building work to affect its conversion.
- A steel framed barn is included within the sale price with potential use for additional planning options in the future (subject to the necessary planning consents).
- A pre-application planning enquiry was undertaken via Babergh Mid Suffolk Council in April 2023 which states that “the principal of allowing a dwelling on this site is a fall back for the class Q conversion is acceptable but would be dependant on the overall footprint”. A copy of the pre-application enquiry is available for potential purchasers at request.

### **AGENTS NOTES**

- A purchaser will be required to create and use a new access point onto the lane prior to the commencement of works. The site plan displaying the position of the new access point is required to be agreed between the purchaser and the seller prior to exchange of contracts.
- It is understood that the connection for service provision of shared mains water and electricity is available. The shared use of the water main will be charged at 1/3 per property, split between the three dwellings that will utilise the water main.
- A community infrastructure payment of £15,332.58 is due for a non-self-build purchaser.

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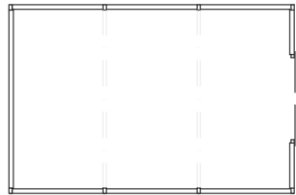
**SERVICES:** Mains water and electricity are available to the site. A private drainage system will be required. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:**

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground floor plan  
127 sqm external floor area  
•FLOOR PLAN AS EXISTING 1:100•



South elevation



West elevation

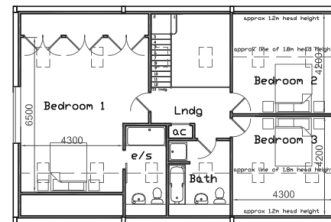


North elevation



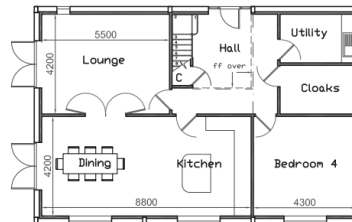
East elevation

•ELEVATIONS AS EXISTING 1:100•



First floor plan  
112 sqm external floor area

DIMENSIONS SHOWN ARE INDICATIVE ONLY FOR PLANNING PURPOSES ONLY



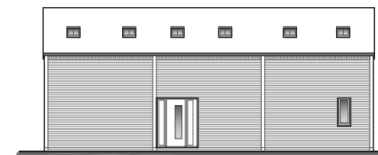
Ground floor plan  
127 sqm external floor area  
•FLOOR PLANS AS PROPOSED 1:100•



South elevation



West elevation



North elevation



East elevation

•ELEVATIONS AS PROPOSED 1:100•



