

HIGH TREES FARM

HALESWORTH SUFFOLK IP19 8QP

For Sale: Barn/Workshop

DURRANTS
SINCE 1853

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For Sale: Barn/Workshop

Guide Price: £225,000

Key Features

- A large agricultural barn
- Built in 1983
- Located near Halesworth
- Rural yet not isolated position
- Over 10,000sq.ft
- Large rear yard area and paddock
- Approx 1.09 acre site
- Potential for other uses subject to planning permission



DESCRIPTION

High Trees Farm comprises an agricultural barn built circa 1983.

The property is constructed of part blockwork, part asbestos and part aluminum profile sheet clad walls around an internal timber apex frame. The roof is asbestos sheet lined and the building is uninsulated.

The minimum eaves height is 3.64m with the minimum ridge height being 6.30m.

Access to the building is via a number of vehicular doors to three sides of the building. To the rear is a horse paddock but note the stables and field shelters will be removed before completion.

ACCOMMODATION

	sq m	sq ft
Workshop/warehouse	947	10179



LOCATION

The property is situated in a semi-rural location to the north of Halesworth and north-west of Holton. To the south and east of the property is the Holton Solar Park and former RAF Halesworth beyond. To the west are other agricultural buildings outside of ownership and to the north is arable land.

Halesworth is approximately 1.2 miles to the south and is the closest town with a wide range of day-to-day amenities and services. The larger towns of Lowestoft and Ipswich are located 19 and 31 miles away.

SERVICES

The property benefits from mains three phase electricity. The property is not connected to water or foul drainage.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).



PLANNING & RATEABLE VALUE

The property has been used for a number of years for general storage and motor vehicle repairs. Interested parties to make their own enquiries with East Suffolk Council regarding any potential alternative uses.

The property is not assessed for Business Rates.

VAT

The property has not been elected and therefore VAT is not payable on the purchase price.

LOCAL AUTHORITY

East Suffolk Council.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

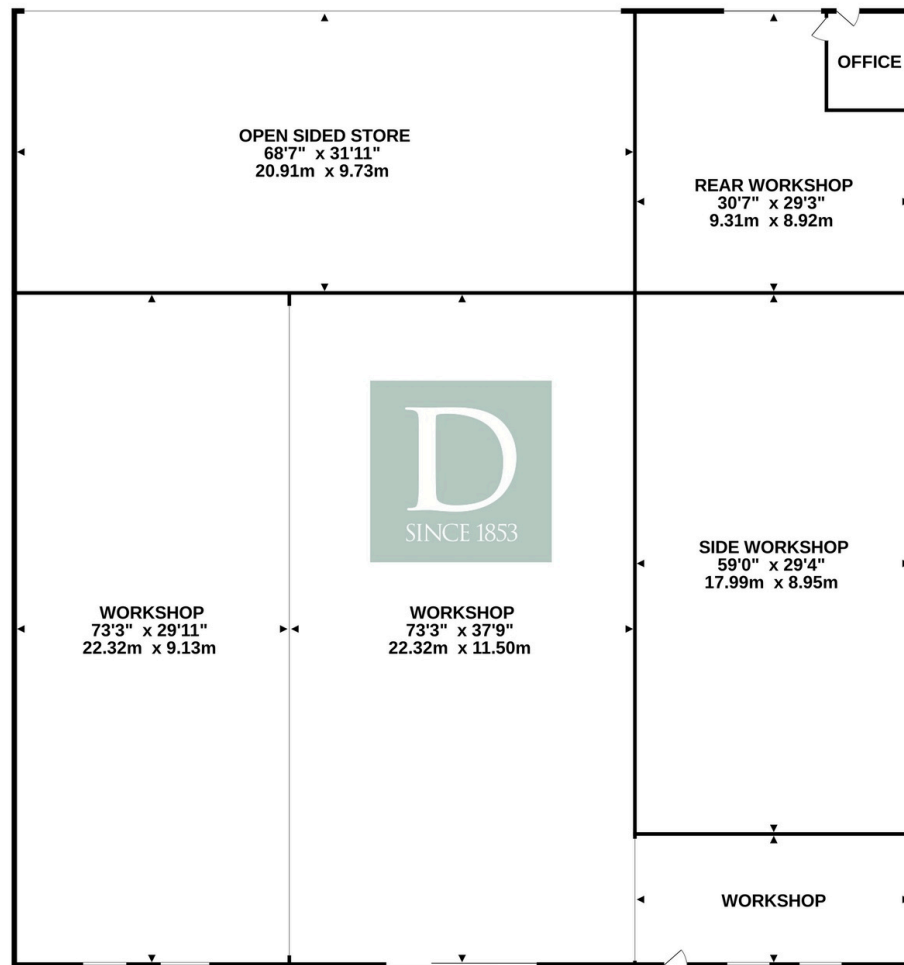


DIRECTIONS

From the agents Halesworth office, head out of the town on Norwich Road, turning right at the roundabout onto Sparrowhawk Road. After approximately $\frac{1}{4}$ of a mile, turn left onto an un-named road. Follow the road further for $\frac{1}{2}$ a mile passing the Solar Park on your right hand side and upon reaching a farmyard, turn off the road and into the yard, where the property will be found on the right-hand side.

What 3 Words: [///against.ushering.adults](http://against.ushering.adults)





VIEWING

Strictly by arrangement with the agents.

CONTACT US

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Email: **commercial@durrants.com**



IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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