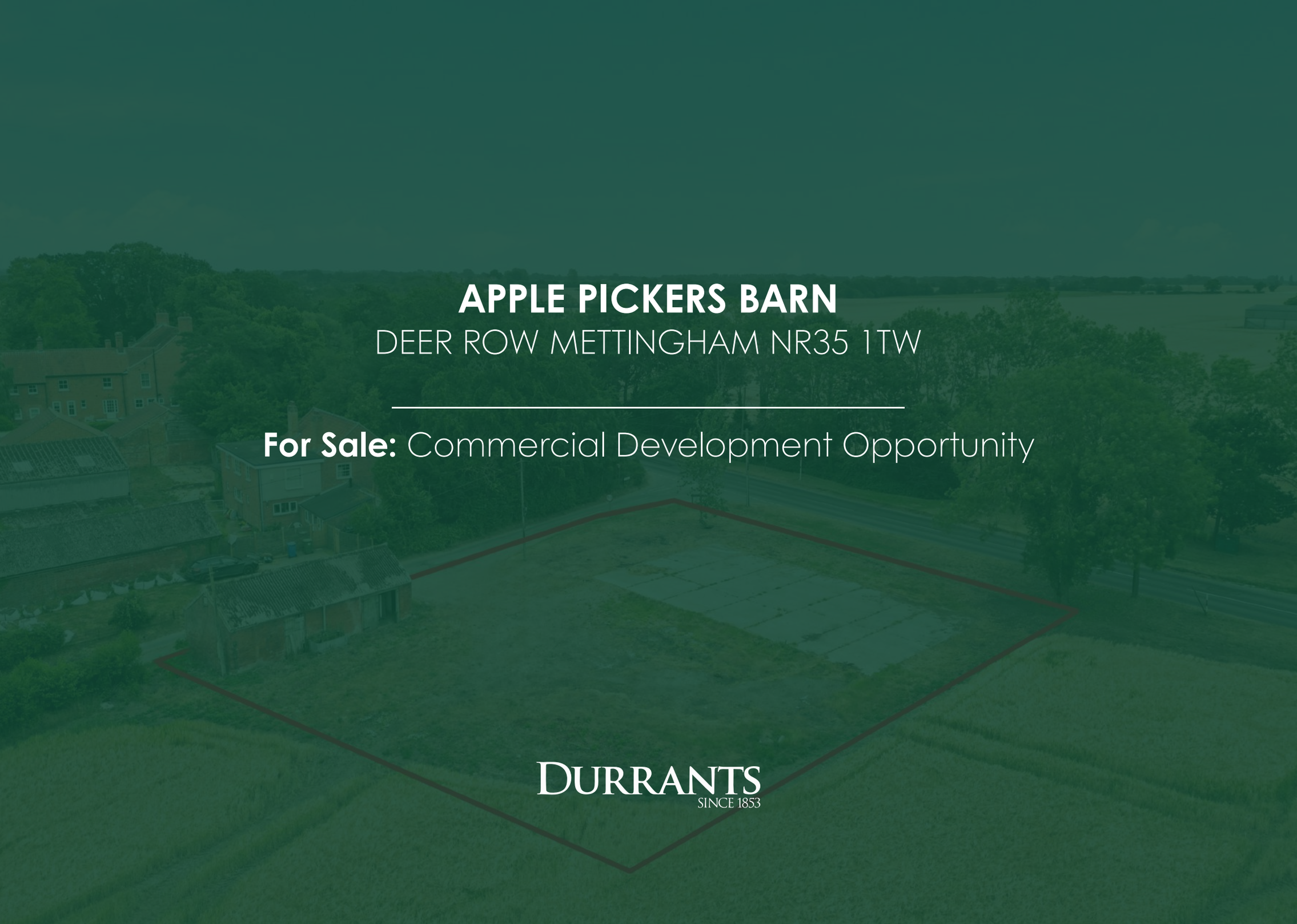


APPLE PICKERS BARN

DEER ROW METTINGHAM NR35 1TW

For Sale: Commercial Development Opportunity

DURRANTS
SINCE 1853

APPLE PICKERS BARN

DEER ROW METTINGHAM NR35 1TW

For Sale: Commercial Development Opportunity

Guide Price: £100,000

Key Features

- Prior Approval for conversion to Class E use
- Commercial development opportunity
- Barn of 45sq.m and concrete yard
- Potential for a variety of Class E uses
- Yard in agricultural use
- Located in the village of Mettingham near Bungay
- 0.33 acre plot
- Application No: BA/2026/0027/CUPA
- Alternative purchase option of barn with 0.08 acres, subject to negotiation.





DESCRIPTION

'Apple Pickers' Barn comprises a brick and timber agricultural barn requiring improvement and renovation, having not been used for modern farming purposes for a number of years. The barn benefits from permission to convert into a Class E commercial building.

The barn extends to 45sq.m (484sq.ft) and is arrange as two main rooms, with two smaller former wcs. The proposal is to create a main open plan office, lobby/ reception and one larger wc with associated parking.

The property is available to purchase with a total area of 0.33 acres or a smaller area of 0.08 acres subject to negotiation,

LOCATION

Mettingham is a small rural Suffolk village on the outskirts of Bungay. The barn is situated on the corner of Deer Row and the B1062 Beccles to Bungay road, occupying a rural yet easily accessible location in the Waveney Valley.

PLANNING

Prior Approval for the proposed change of use of this agricultural building to office (class E) was passed on 11th March 2026 under Class R of the Town and Country Planning (General Permitted Development) Order 1995.

The application was determined by the Broads Authority under planning reference number: BA/2026/0027/CUPA.

Please note that the permission extends to the barn itself and a small amount of parking adjoining the structure. The concrete pad and wider yard space are in agricultural use and sit outside of the current commercial permissions.

ACCOMMODATION

	sq m	sq ft
Barn	45	484

OVERAGE AGREEMENT

The property is subject to an overage agreement that runs until 31st October 2047, relating to any uplift in value attributed to achieving planning permission for any alternative uses other than agricultural or non-commercial equestrian use. The calculation is set at (A) Enhanced Value – (B) Base Value x 25% and is triggered earliest of:-

(a) Implementation of that Relevant Planning Permission

(b) Completion of an Overage Disposal where the land disposed of includes any Development Land with the benefit of that Relevant Planning Permission.

Please note that the sellers of the site will pay the overage in relation to the recent Prior Approval permission as described in these particulars, meaning the buyers of the site will be free to use the property for Class E use without triggering the overage, unless they apply for a new permission.







SERVICES

We understand that water and electricity are available in the vicinity. However, all interested parties are to make their own investigations as to the availability and connection costs for those services.

LEGAL COSTS

Each party to be responsible for their own legal costs.

LOCAL AUTHORITY

Broads Authority.

RATEABLE VALUE

The property is not currently rated for Business Rates by virtue of its existing agricultural use.

DIRECTIONS

From Bungay, proceed out of the town of Beccles Road towards the village of Mettingham. After leaving Bungay and after approximately one mile, turn left onto Deer Row, where the property will be found immediately on the left hand side.

What 3 Words: ///luggage.springing.computer





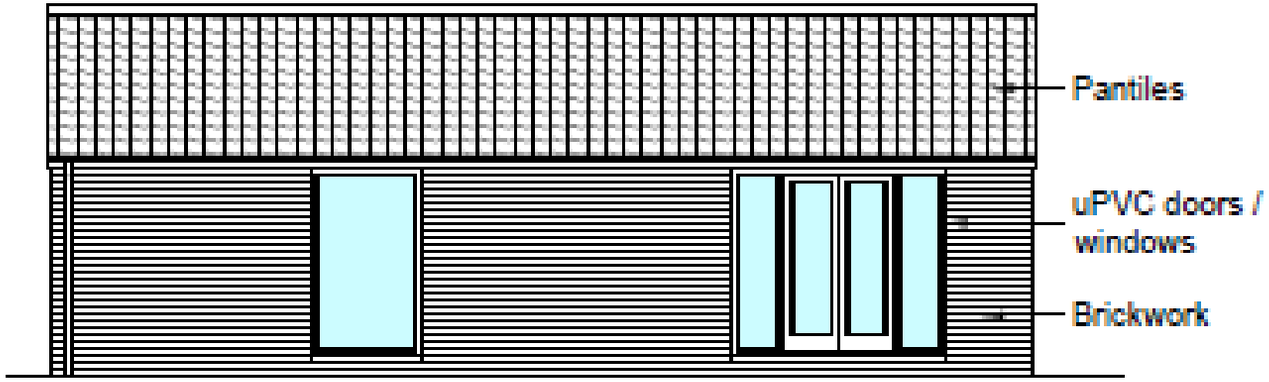




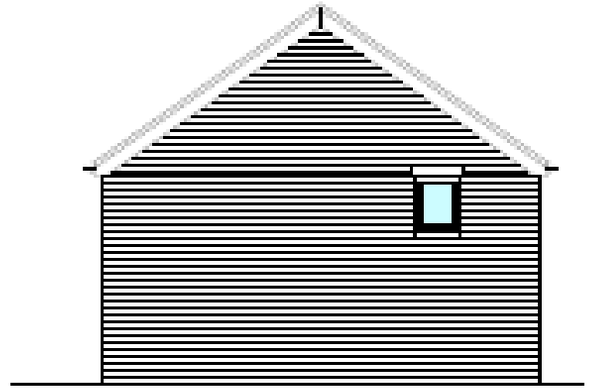




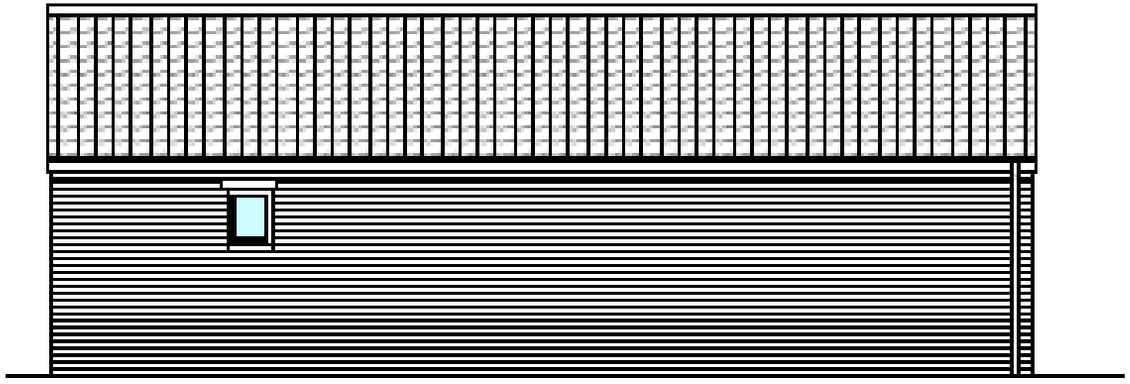




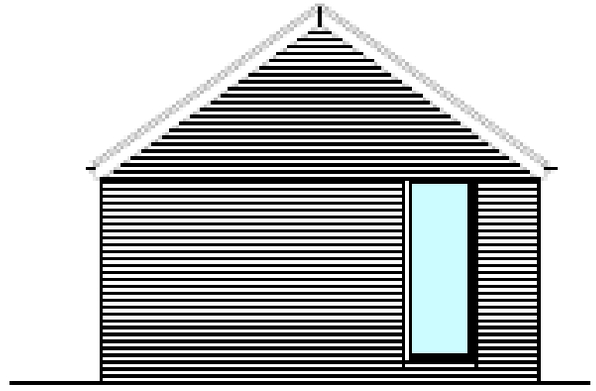
Proposed Rear Elevation (SW)
Scale 1:100



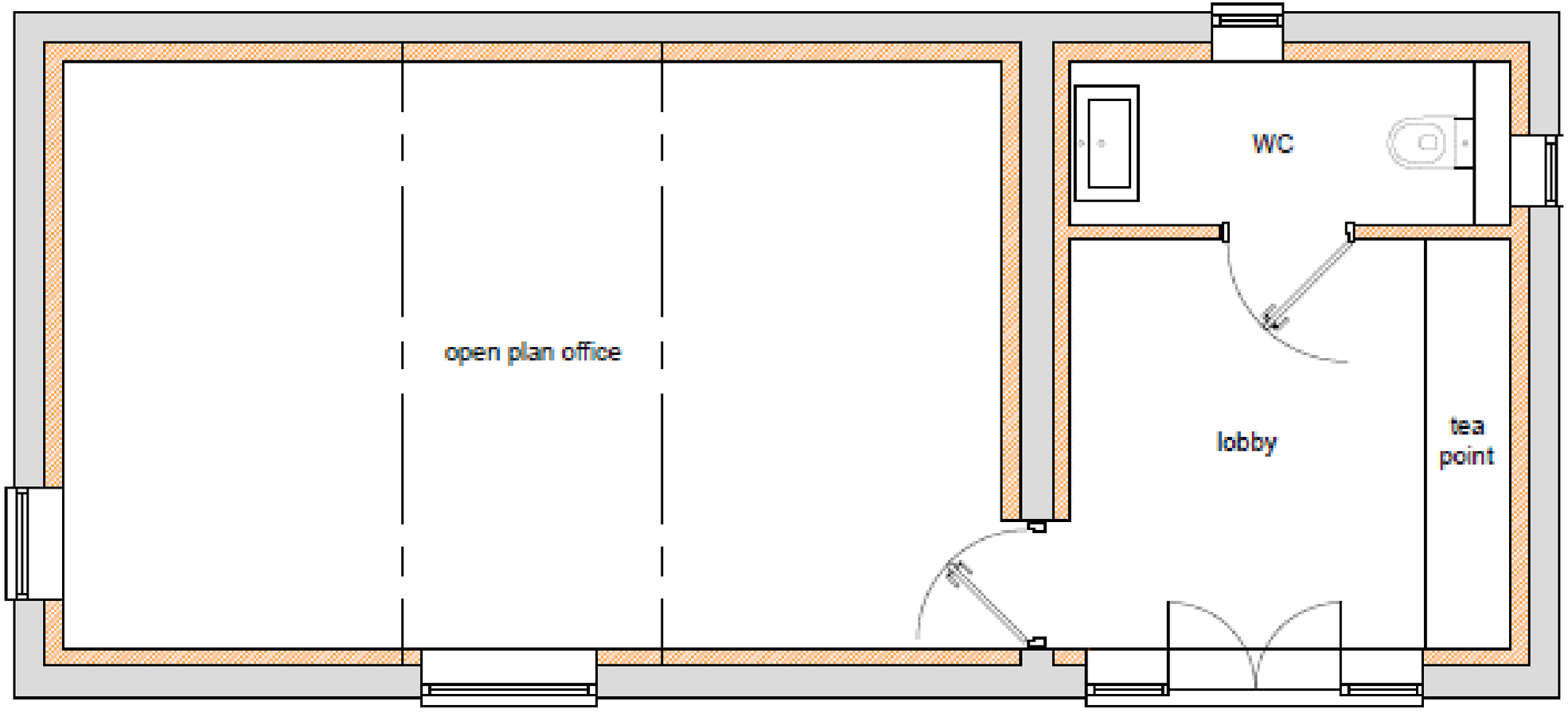
Proposed Side Elevation (SE)
Scale 1:100



Proposed Front Elevation (NE)
Scale 1:100

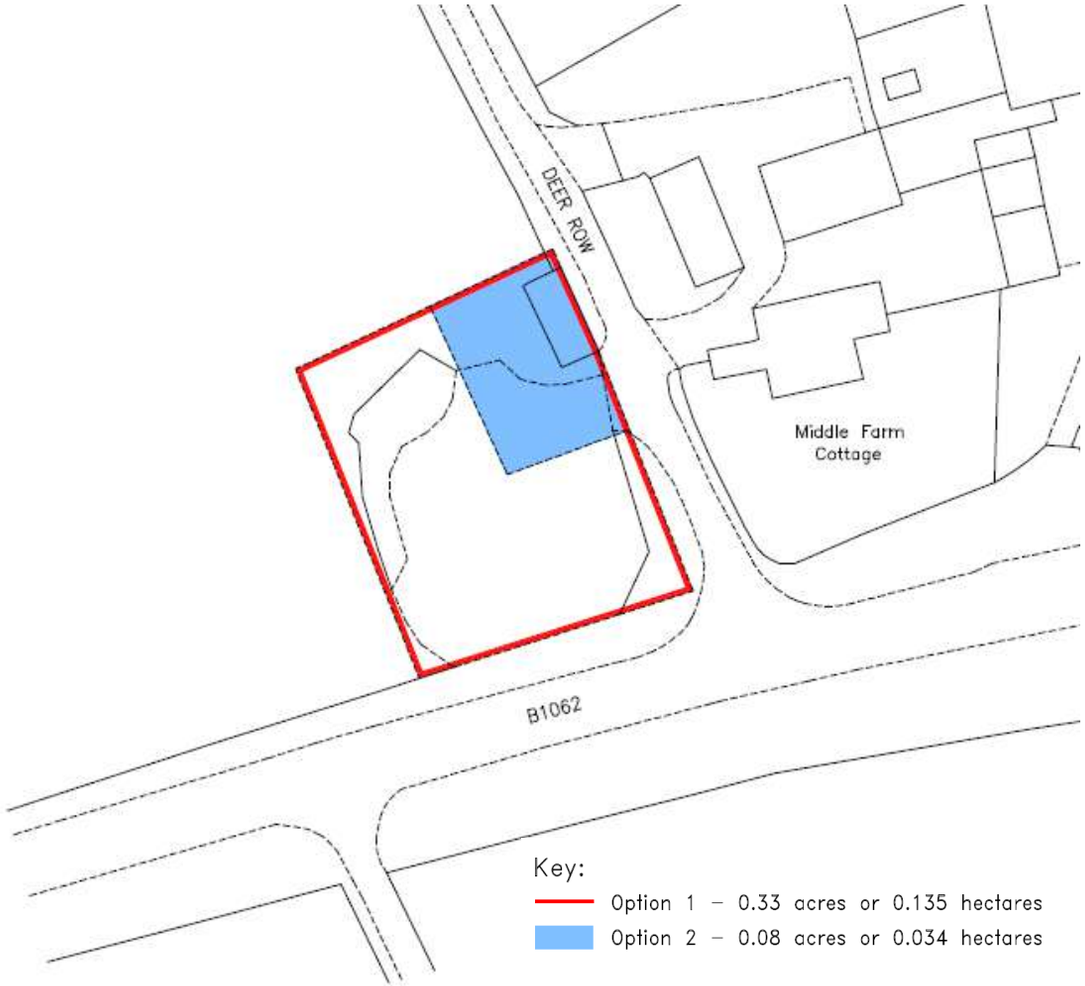


Proposed Side Elevation (NW)
Scale 1:100



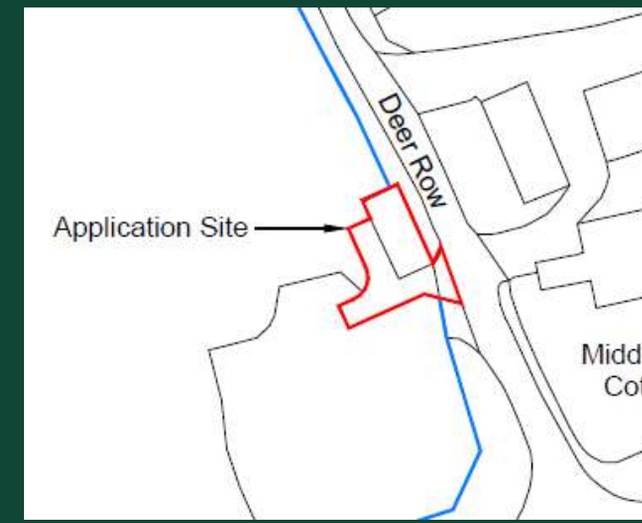
Proposed Floor Plan

Scale 1:60



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.



VIEWING

Strictly by arrangement with the agents.

CONTACT US

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Email: **commercial@durrants.com**

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DURRANTS
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