



DAVID
BURR

**Gannocks Barn, Old Rectory Lane,
Shimpling, Suffolk**

GANNOCKS BARN, OLD RECTORY LANE, SHIMPLING, SUFFOLK, IP29 4HG

Shimpling is a popular village full of interesting cottages and period houses, many of which were built in the 19th Century by Thomas Halifax, a wealthy London banker and great benefactor of Shimpling. There is a thriving village pub, social club and Parish Church with All Saints Primary School located in Lawshall approximately 2.5 miles distant. The Cathedral town of Bury St Edmunds (9 miles) and the market town of Sudbury (8 miles) both provide an extensive range of amenities, schooling for all ages and the latter, a commuter rail link to London's Liverpool Street Station.

Situated on a no-through lane is this timber-built detached barn sitting on approx 0.5 acre plot with planning permission to convert into two residential dwellings. The current plans are to split the barn into two, creating a two and a three-bedroom semi-detached house with private driveways and their own generous size gardens.

Barn and plot with planning to convert to residential dwellings.

Gannocks Barn is situated off Old Rectory Lane which is a quiet no-through lane surrounded by picturesque countryside views. Under Class Q planning, permission has been granted to change this barn into a residential dwelling, Full plans can be viewed on the Babergh Mid Suffolk website www.baberghmidsuffolk.gov.uk using planning reference number DC/22/05891.

PLOT 1

A two-bedroom semi-detached house with two en-suite bedrooms, one at first floor and one at ground floor, with large open-plan living space with bifold doors overlooking the private rear garden and picturesque countryside beyond.

PLOT 2

A spacious three-bedroom semi-detached house with en-suite and dressing room to the first floor bedroom with two further double bedrooms to the ground floor, one with en-suite and the other serviced by the family bathroom. Beyond the large entrance hall you will find a spacious open-plan living area with bifold doors leading to the rear garden.

Each of the properties will enjoy their own **OFF-ROAD PARKING** with the division of garden space to be decided by whomever develops the barn.

AGENT'S NOTES

Should a purchaser wish to discuss the estimated GDV on the site please do contact the office as we would be happy to provide comparable evidence for realistic pricing. Further land can be made available should a purchaser require more than the half an acre currently being offered.

All buyers should satisfy themselves by viewing all planning documents prior to exchange to understand their full responsibilities.

GANNOCKS BARN, OLD RECTORY LANE, SHIMPLING, SUFFOLK, IP29 4HG

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

WHAT3WORDS: tend.deployed.birdcage

VIEWING: Strictly by prior appointment only through DAVID BURR.

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.



