

# VALLEY FARM BARN

NEWTON, SUFFOLK, CO10 0QQ



**AVAILABLE TO LET AS A WHOLE**

*SUBJECT TO SURVEY & CONTRACT*

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## LOCATION

Valley Farm Barn is situated on the edge of the village of Newton Green approximately 3 miles east of Sudbury, as identified in the Directions and on the Location Plan.

## METHOD OF SALE

The freehold, as defined by the Sale Plan, is being offered to let as a whole.

## DESCRIPTION

The building described below is located within a redundant farmyard set in a quiet location off Valley Road.

The buildings are as identified and hatched in red on the Sale Plan (for identification purposes only).

### VALLEY FARM BARN

A single storey 19<sup>th</sup> Century timber framed open fronted four bay cart lodge with an earth floor under an Onduline sheet roof, 13.8m x 5.1m, with adjoining single storey 19<sup>th</sup> Century secure barn of brick construction with a concrete floor under an Onduline sheet roof, 9.2m x 5.1m.

**RENT: £5,200 PER ANNUM**

## SERVICES

There are no services; any buyer or tenant would need to arrange for connections if required.

## ACCESS

There is a right of way from the public highway directly into Valley Farm along the access track edged red on the Sale Plan (for identification purposes only). Rights of way of access to the barns will be granted over the trackways, as appropriate, with maintenance according to use.

Access to Valley Farm Barn will be restricted to the hours of 9am to 5pm on Monday to Friday inclusive.

There will be no weekend access to Valley Farm Barn.

## PLANNING

Applicants will need to make their own planning enquiries to the Local Planning Authority over potential alternative uses for the barns including, light industrial and commercial use.

## TENURE AND POSSESSION

The barn is offered to let on a full repairing and insuring lease on terms to be agreed. Any lease is to be excluded from the security of tenure provisions of the 1954 Landlord and Tenant Act.

## OVERAGE

The freehold will be sold subject to the terms of an Overage Clause, whereby the vendors will retain 75% of any uplift in value of all or part of the site in the event that planning consent is obtained for the non-agricultural use of the freehold buildings for a period of 30 years from the date of transfer of the freehold ownership.

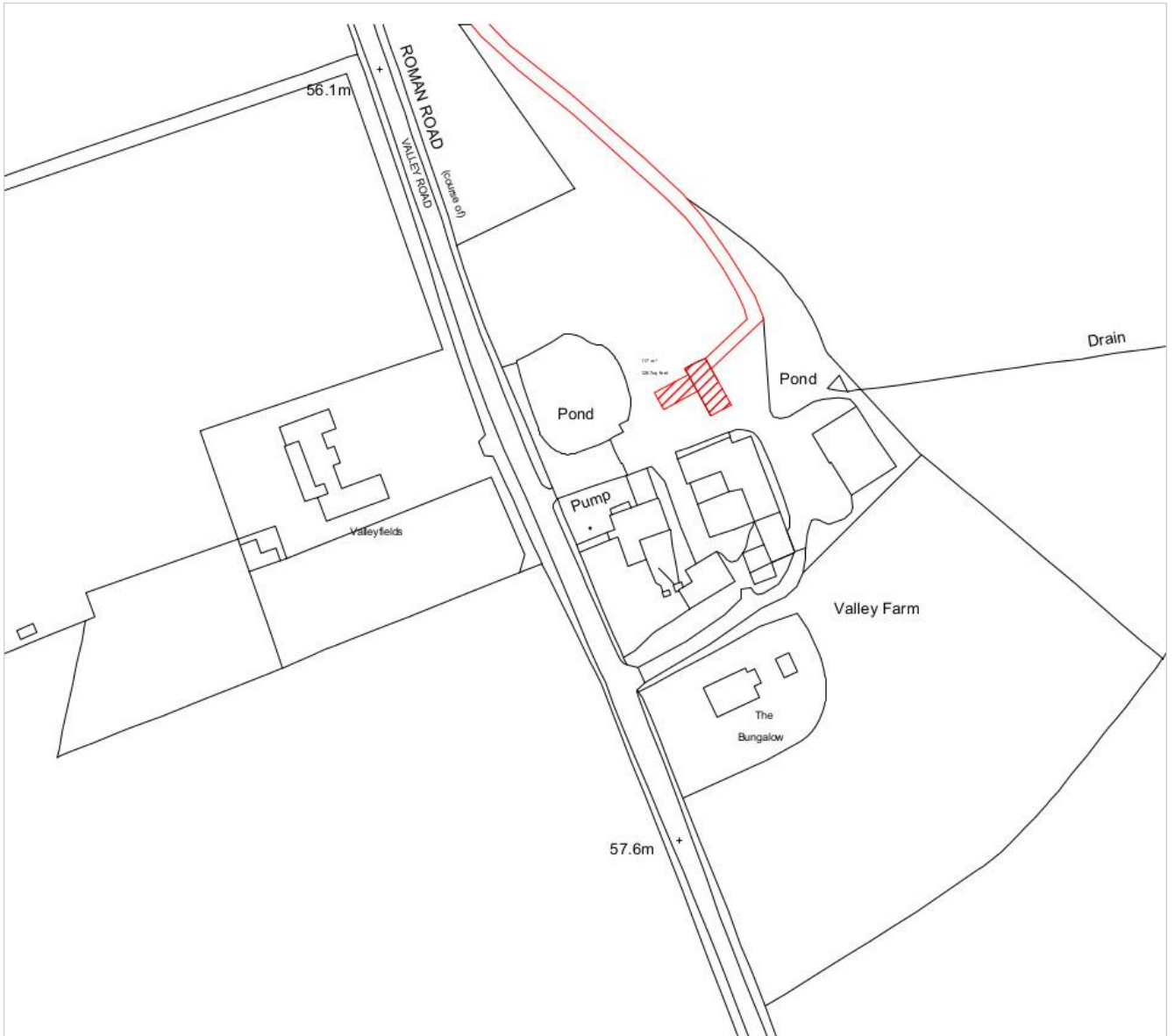
## BUSINESS RATES

Business Rates are to be assessed. If the barn is let for non-agricultural use, Business Rates will be payable by the tenant.

## PLANS, SCHEDULES AND AREAS

These have been prepared as carefully as possible with boundaries shown as outlined on the Sale Plan included in these particulars for identification purposes only.

### SALE PLAN



### AERIAL VIEW



## VIEWING

By prior appointment only.

## IMPORTANT NOTICE

1. These particulars are a fair and accurate general outline only for the guidance of the intending Purchasers and do not constitute an offer or contract or any part of an offer or contract.
2. All descriptions, dimensions, reference to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Peter Crichton for the accuracy of individual items. Intending Purchasers should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of rooms or buildings should be checked. Metric/imperial conversions are approximate only.
3. Intending Purchasers should make their own independent enquiries regarding use or past use of the Property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase.
4. Peter Crichton and any person in his employment does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representations or warranty in relation to this property. No responsibility is taken by Peter Crichton for any error, omission or mis-statement in these Particulars.
5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers in inspecting the Property, making further enquiries or submitting offers for the Property,.
6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.
7. These Particulars were prepared March 2017 1<sup>st</sup> Edition.

## DIRECTIONS

**Travelling from Sudbury** take the A134 Sudbury to Colchester road for approximately 1½ miles and just after the Sudbury Garden Centre and before the village of Newton Green, take the first left hand turning onto Valley Road.

**Travelling from Colchester** take the A134 Colchester to Sudbury road and after passing through the village of Newton Green, take the next right hand turning onto Valley Road.

The entrance for Valley Farm will be found on the right hand side, as shown on the Location Plan.

