



Granary Farm, Bacton

Stowmarket, IP14 4NE

Guide Price: Offers in excess of £750,000

Granary Farm, Broad Road

Bacton | Stowmarket | IP14 4NE

Stowmarket 5 miles, A14 5 miles, Bury St Edmunds 10 miles

A residential smallholding with significant development potential, subject to the grant of planning permission. Detached, 4-bedroom house, outbuildings and 1.63 hectares (4.02 acres) of land with road frontage onto the B1113.

4 BEDROOMS | BATHROOM | MULTIPLE OUTBUILDINGS | AGRICULTURAL BUILDINGS | 3 GRASS PADDOCKS | 1.63 HECTARES

Granary Farm is located on the eastern fringe of Bacton in mid Suffolk and lies between a new housing development and Jeffries of Bacton Motor Dealership premises. The Great Eastern Railway line forms the western boundary of the property.

The property comprises a two-storey detached house dating from the 1920s, of brick construction with cement rendered and colour-washed elevations under a concrete tiled roof.

The accommodation comprises of 4 bedrooms and a bathroom on the first floor; sitting room, dining room, kitchen/breakfast room and cloakroom on the ground floor.

There is a garage and an extensive range of outbuildings which were previously used for fattening pigs, and which comprise:

- Granary incorporating office, WC
- Sow house
- Hay Store
- 3 pig buildings constructed of concrete blocks under corrugated cement sheeted roofs; measuring 57.0m x 12.24m, 34.0m x 11.92m and 34.0 x 11.92m

The land is divided into 3 grass paddocks.



Planning

The property is considered to have potential for small scale residential/commercial development subject to planning.

Tenure and Possession

The property is freehold.

Majority of Granary Farm is subject to an Agricultural Holdings Act 1986 tenancy on a full repairing and insuring agreement dated 31 December 1989. The rent currently payable is £10,750 per year. In the event that planning permission is granted for development of the property, it will be possible to give the tenant 12 months' notice to quit subject to the payment of

statutory compensation amounting to a maximum figure of 6 times the annual rent payable.

Location

Granary Farm is located towards the eastern fringe of Bacton in Mid Suffolk. Bacton lies about 10 miles east of the market town of Bury St Edmunds and 5 miles north of Stowmarket. The A14 trunk road connecting the country town of Ipswich and the port of Felixstowe to the south-east, and Cambridge and the M11 motorway to the west, lies within about 5 miles of the property.

Services

Mains water, electricity and drainage; there is an oil-fired central heating system in the house.

Mobile

Ofcom reports mobile signal is likely at the property

Broadband

Ofcom reports that Superfast broadband is available at the property

Council Tax

Band D- Babergh Mid Suffolk Council: Endeavour House, 8 Russell Road, Ipswich, Suffolk, IPI 2BX

Statutory authority

Suffolk County Council: Endeavour House, 8 Russell Road, Ipswich, Suffolk, IPI 2BX

Babergh Mid Suffolk Council: Endeavour House, 8 Russell Road, Ipswich, Suffolk, IPI 2BX

Anglian Water: Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU

Environment Agency: Eastern Area Office, Icen House, Cobham Road, Ipswich, Suffolk, IP3 9JD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Viewings

Strictly by prior appointment. Please Contact:

Anthony Holliday: aholliday@lsk.co.uk 01284 748632

Alastair Ward: award@lsk.co.uk 01284 748652

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

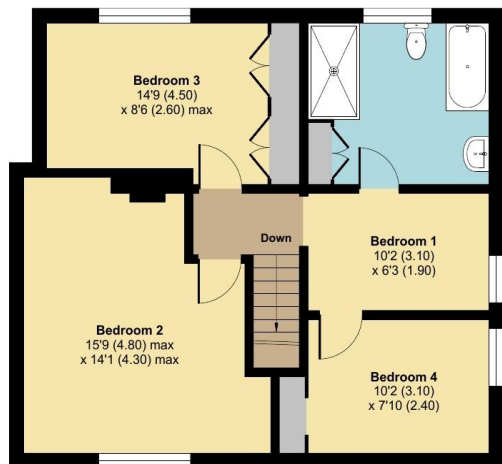
Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

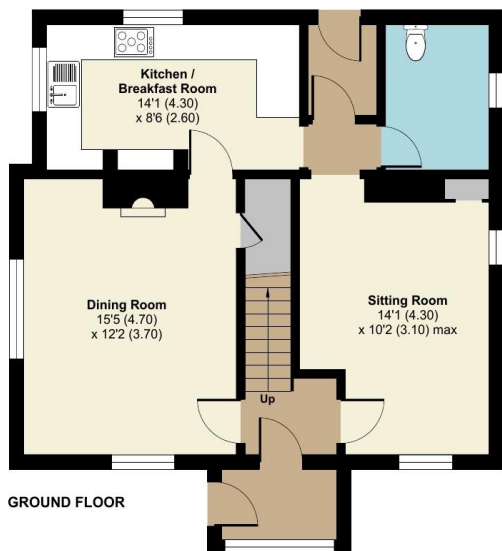
Broad Road, Bacton, Stowmarket, IP14

Approximate Area = 1287 sq ft / 119.5 sq m
 Garage = 190 sq ft / 17.6 sq m
 Outbuilding = 15 sq ft / 1.3 sq m
 Total = 1492 sq ft / 138.4 sq m

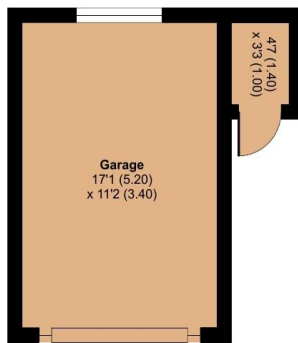
For identification only - Not to scale



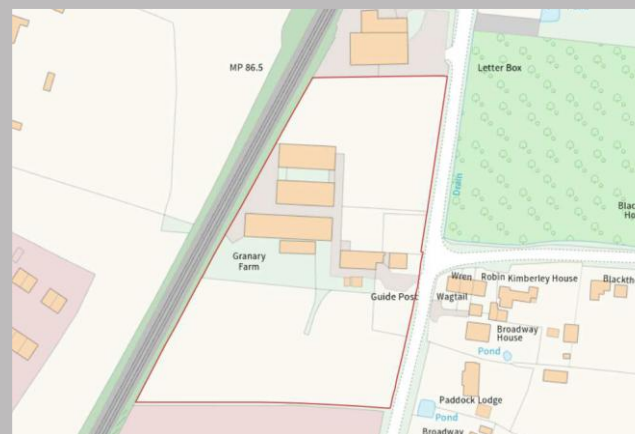
FIRST FLOOR



GROUND FLOOR



GARAGE / OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Lacy Scott & Knight. REF: 1344369

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