



# LAND TO THE REAR OF RED HOUSE FARM

Hintlesham | Suffolk



Chapman Stickels

# LAND TO THE REAR OF RED HOUSE FARM, DUKE STREET, HINTLESHAM, IP8 3PW

Hadleigh – 4 miles  
 Ipswich – 6 miles  
 Manningtree – 10 miles

## Development Proposal

Set within the grounds of a Georgian house, the site extends to some 809sq.m (0.2 acres) on broadly level ground. An existing rudimentary barn of timber and block construction is to be demolished, to allow for a replacement residential dwelling, with independent access onto the adopted highway (Duke Street).

Following a successful planning appeal decision, the site has been granted permission for a detached, 1.5 storey dwelling covering some 163sq.m (1,754sq.ft) comprising: entrance hall and inner hall, open-plan kitchen / dining / living room, utility room, ground floor bedroom, shower room, two further double bedrooms, south facing balcony and a bathroom.

The appealing open plan layout of the proposal caters for modern living, where farmland views will be enjoyed on both floors from the entire western aspect. This includes the glazed gable end to the master bedroom with balcony.

Much emphasis has been made to the eco credentials and sustainability of the proposal, which includes high thermal insulation and passivhaus airtightness, low energy use, and heating via an air source heat pump and Solar PV. The demand on the heating systems will be negligible, which is reflected in the Energy Performance Rating and Environmental Impact assessments (both high A rating).

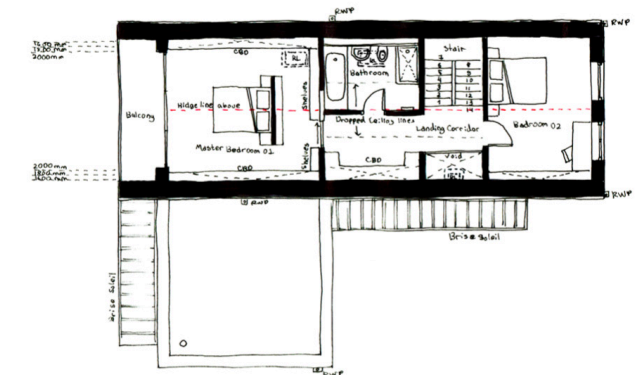
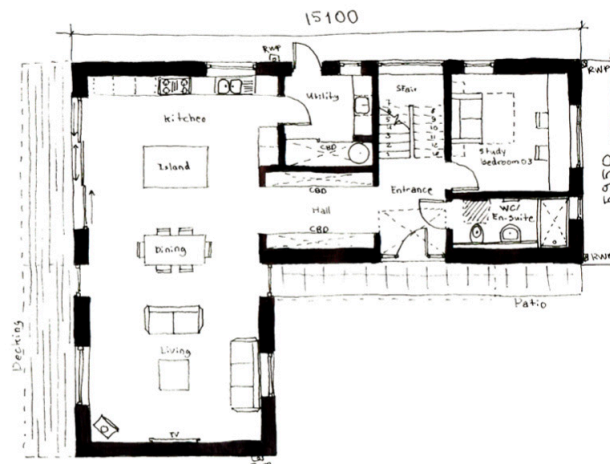
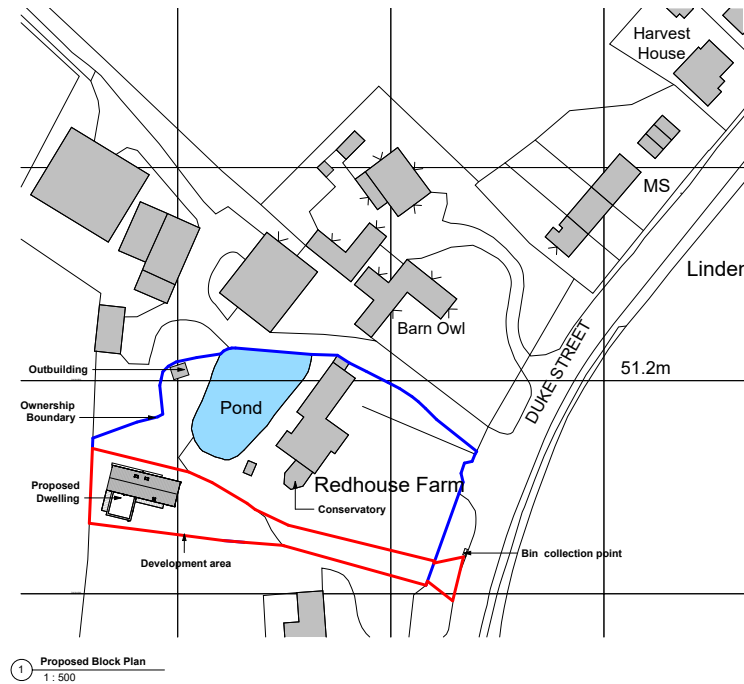
Externally the proposal expresses a traditional barn design, with natural materials which includes lime render and part larch timber cladding under a pitched zinc roof.

## Planning

Planning permission was granted on the 17th October 2022, which accompanies a subsequent certificate of lawful development. The planning notice with 13 further conditions, supporting documentation and associated plans are available via the Babergh & Mid Suffolk's District Council planning portal ([www.babergh.gov.uk](http://www.babergh.gov.uk)) under reference DC/21/05755.

Reference DC/23/05152 provides details of the certificate of lawful development.

# A SECLUDED BUILDING PLOT WITH OUTLINE PLANNING PERMISSION FOR A THREE-BEDROOM DETACHED HOUSE SET IN A SEMI-RURAL LOCATION



## Purchasers' Obligations and Considerations

The discharge of all planning conditions and any unilateral undertakings.

## Connection to services

The adopted highway to the west (Duke Street) provides seemingly straightforward connections to mains water, foul drainage and electricity.

## CIL Liability

For self-builders, CIL is exempt, but occupiers must remain in residence for a period of 3 years from completion.

## Flooding

The site is located in flood zone one, and thus the probability of flooding is low.

## Agents Note

The neighbouring development (DC/21/05992) will not overlook the proposal or obscure the westerly view.

## Local Authority

Babergh with Mid Suffolk District Council Endeavour House

8 Russell Road

Ipswich

IP1 2BX

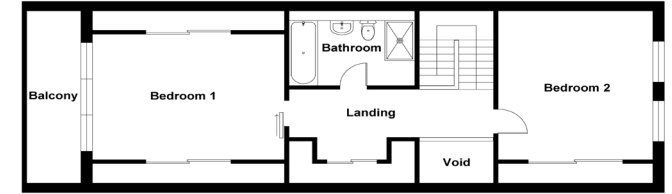
Tel: 0300 123 4000

## Location

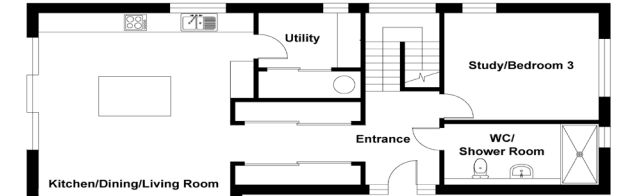
Hintlesham is located mid-way between Ipswich and the market town of Hadleigh. It has a church, school, and a public house and it is perhaps best known for the Hintlesham Hall Hotel and Golf Club. Ipswich has a wide range of facilities and amenities including a main line rail link to London's Liverpool Street Station. The beautiful Dedham Vale conservation area is within easy reach and Manningtree (approx. 10 miles via Raydon and East Bergholt) which also provides mainline access to London.



## Duke Street Hintlesham IP8 3PW

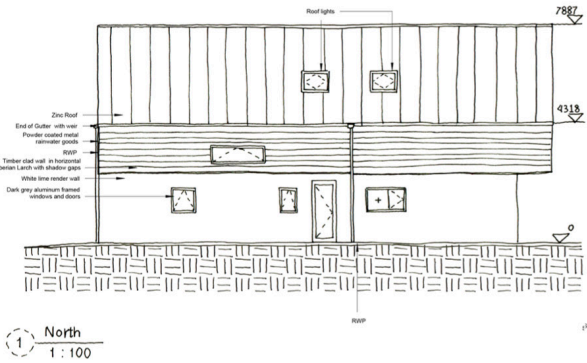


First Floor

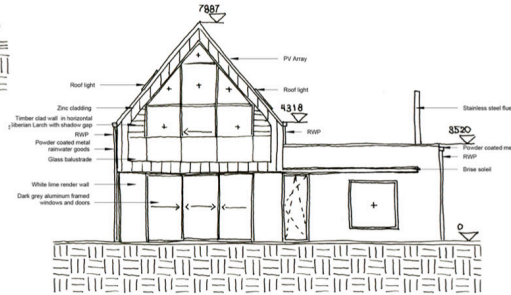


Ground Floor

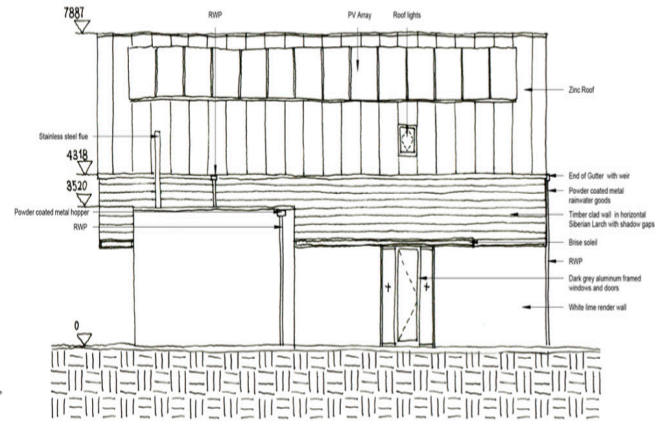




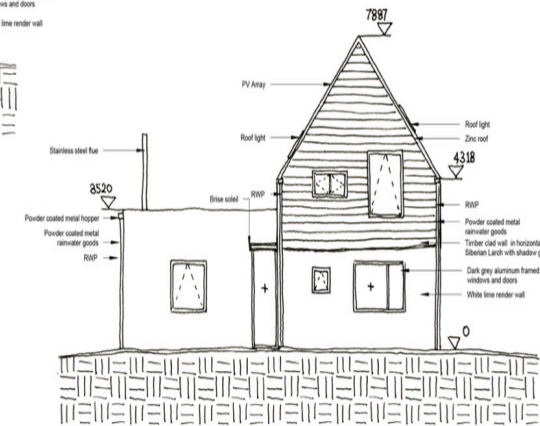
1 North  
1 : 100



2 West  
1 : 100



1 South  
1 : 100



2 East  
1 : 100



**Chapman Stickels**

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

**All enquiries:**

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Cleo Shiel**  
cleo@chapmanstickels.co.uk



Scan the QR code to visit  
our website



**IMPORTANT NOTICE**  
Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.