

*An impressive building plot with full planning permission for a spacious three bedroom bungalow just a short distance from the centre of Framlingham.*

Guide Price  
£175,000 Freehold  
Ref: P7093/J

Building Plot at  
Windwhistle  
Mount Pleasant  
Framlingham  
Suffolk  
IP13 9HL



A building plot extending to just over 0.2 acres (0.09 hectares) with planning permission for the erection of a bungalow of nearly 1,500 square feet (136 square metres) offering entrance hall, an open plan kitchen, dining and living room, utility room and study. Master bedroom with en-suite shower room, two further double bedrooms and bathroom. Driveway and good sized, south facing garden.

Contact Us



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## **Location**

The plot is set along Mount Pleasant and just a short distance to the west of the centre of the town. Framlingham is probably best known for its fine medieval castle managed by English Heritage. Framlingham is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, Barclays Bank and a Co-operative supermarket. Away from Market Hill are a number of other businesses including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School and Thomas Mills High School are both well regarded. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in the nearby locations of Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies, with the popular destinations of Southwold, Dunwich, Thorpeness and Orford all a short drive away. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

## **Description**

Planning permission was granted on 11th April 2023 (Reference DC/22/3962/FUL) for the construction of a new dwelling. A copy of the planning permission, together with extracts of the consented plans, is included within these particulars.

The planning permission provides for the construction of a spacious, detached bungalow, that extends to approximately 1,464 square feet (136 square metres) in all. The proposed accommodation comprises an entrance hall, an open plan kitchen, dining and living room with openings onto the rear garden, a study (or fourth bedroom) and utility room. In addition there is the master bedroom with en-suite shower room, two further double bedrooms and a bathroom. Outside there will be a shared driveway arrangement with the neighbouring property, Windwhistle, that leads to a parking and turning area beside the proposed bungalow. There will be gardens to the sides and rear, with the rear garden facing in a southerly direction and therefore enjoying the sun throughout the day.

The drawings that accompanied the planning permission show a design in the traditional Suffolk vernacular comprising part brick and part rendered elevations under pitched tiled roofs.

## **Community Infrastructure Levy**

Community Infrastructure Levy (CIL) is payable and this was set at £15,413.72 on 26th April 2023 (reference LN00005178). However, if the plot is purchased by a self builder/owner occupier, then we understand that exemption from CIL may be available. Any detailed enquiries relating to CIL should be referred to the Local Planning Authority, East Suffolk Council; email - [CIL@east Suffolk.gov.uk](mailto:CIL@east Suffolk.gov.uk); Tel: 01502 523059.

## **Purchaser Obligations & Covenants**

Prospective purchasers should note that the sale contract will include clauses that provide for just one single storey dwelling to be built on site, and that the new dwelling should be completed within twelve months of the sale completing. The new buyer will also be obliged to demolish and clear the outbuildings on site, at their cost, and also erect the required fence boundary between Windwhistle and the building plot as per the consented drawings within three months of the sale completing. The hedge along the eastern boundary will also be retained to protect the privacy of the neighbouring property, but if this is to be removed it must be replaced by a fence or wall to a minimum height of 1.2 metres.

Access to the plot will be via the shared drive, with the purchaser (and future purchasers) obliged to contribute 50% towards the shared cost of maintaining and repairing the access drive. The buyer will also be required to make good any damage to the driveway during the course of construction, and re-shingle the driveway once the construction of the new dwelling has been completed. In addition, the purchaser will be obliged to install the new parking area to the front of Windwhistle as per the consented drawings to a standard that matches the existing driveway. The purchaser will also be required to alter and extend the entrance to the driveway, in accordance with the planning permission, and make good any damage caused to the satisfaction of the vendor.

The new buyer will also be granted the requisite easements to lay and maintain new service connections for water, electricity and gas through the grounds of Windwhistle if required. The purchaser will also be granted the right to store bins at the driveway entrance.

### **Services**

We understand that mains water and gas are available in the public highway, and that electricity is available overhead. However prospective purchasers will need to satisfy themselves in relation to the location and capacity of services.

The purchaser will be granted an easement to connect into the mains drainage system serving Windwhistle at no cost, but subject to making good any damage caused to the garden and grounds during the course of installing the connection.

### **Viewing**

Strictly by prior appointment with the agents. Windwhistle is occupied, and we ask that prospective purchasers respect their privacy and arrange appointments to inspect the plot. Thereafter at any time with particulars in hand.

### **Local Authority**

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;  
Tel: 01394 383789.

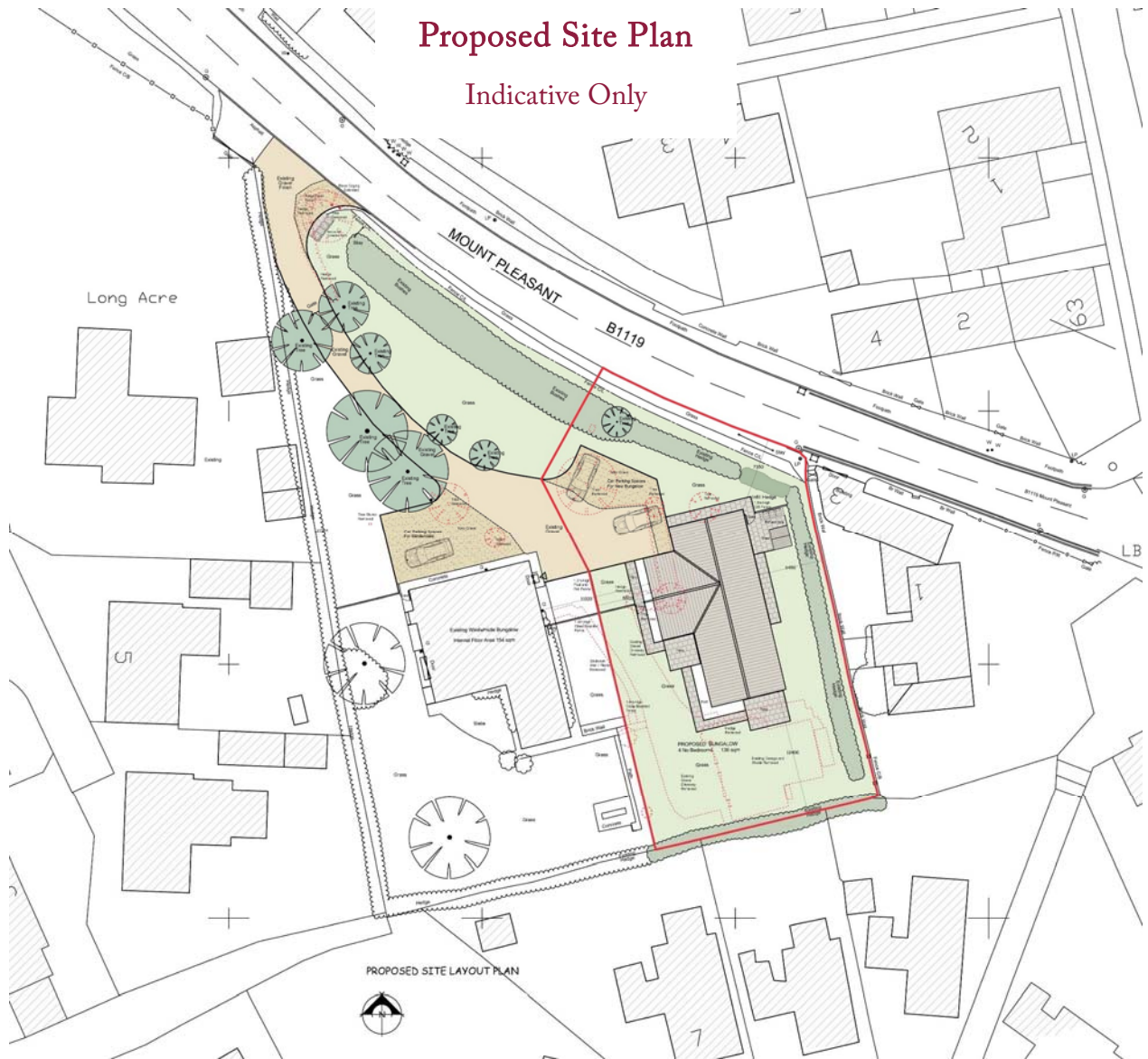
### **NOTES**

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

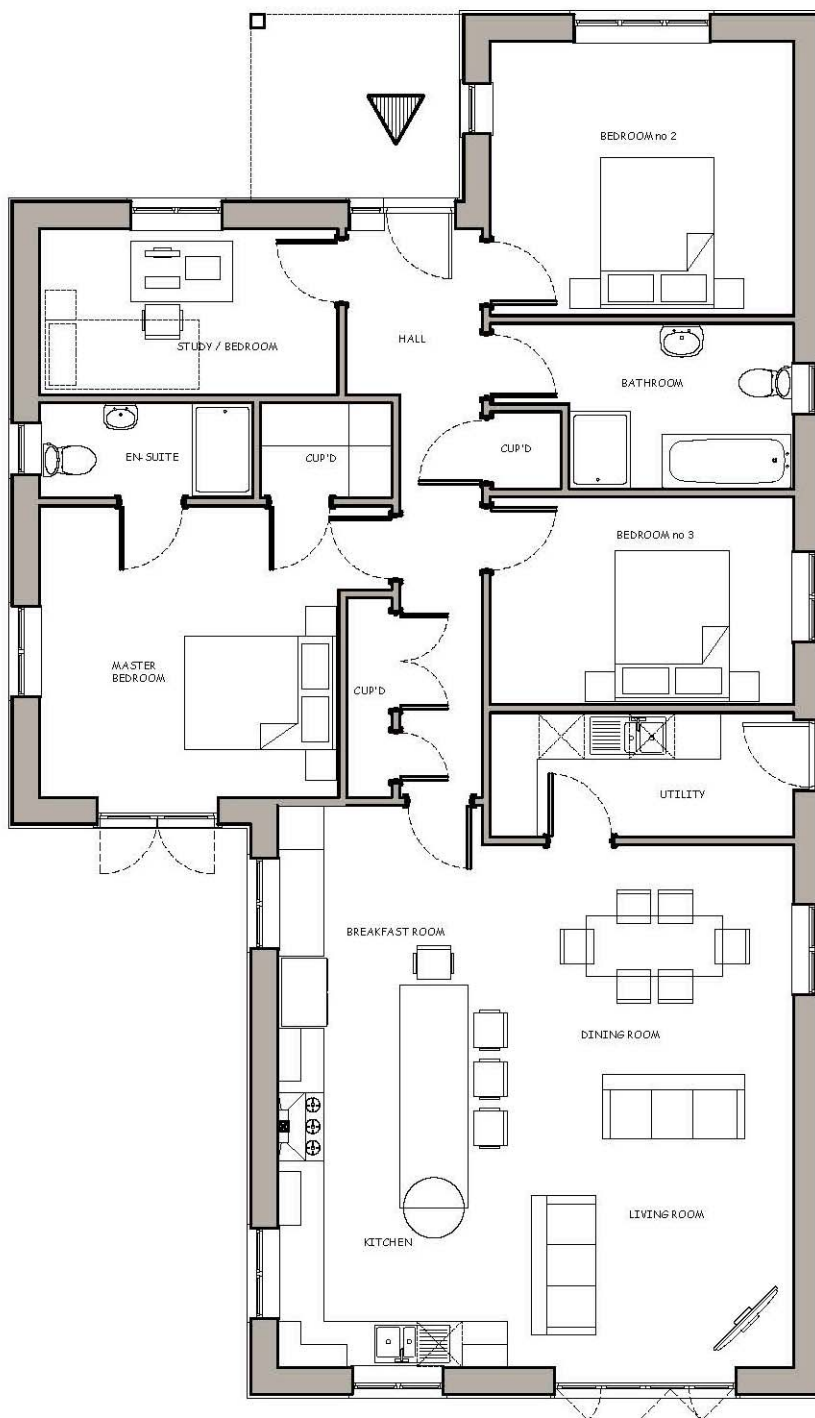
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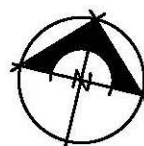


# Proposed Floorplan

Indicative Only



GROUND FLOOR PLAN





# Proposed Elevations

Indicative Only



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



Driveway leading to plot—not part of site area being offered for sale



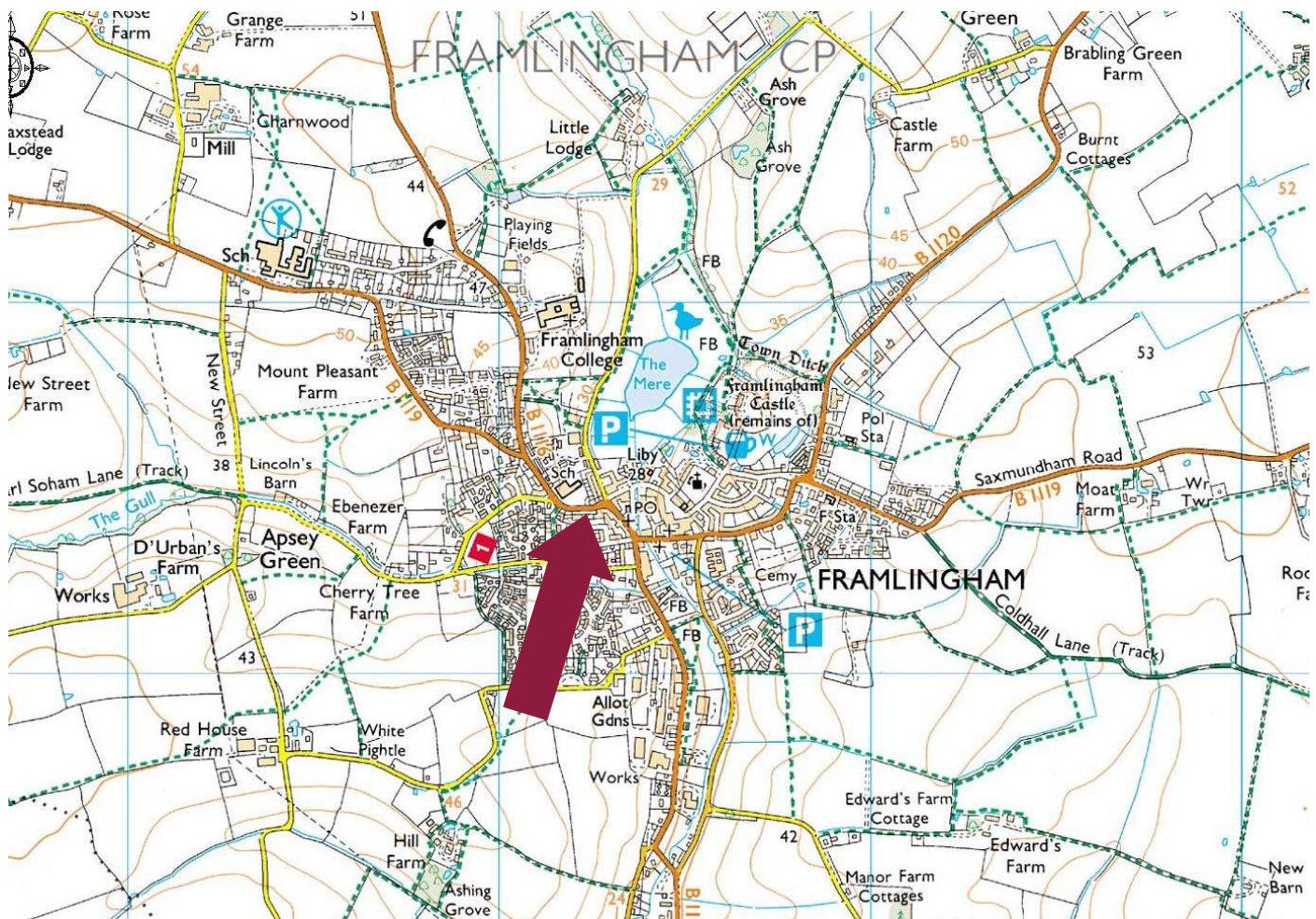




## Directions

From the Agent's office proceed north out of the town on College Road. Turn left into Mount Pleasant and the plot will be found on the left hand side.

For those using the What3Words app: [///mole.multiple.dentistry](https://www.what3words.com/#!/mole.multiple.dentistry)



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Hollins Architects & Surveyors  
The Guildhall  
Market Hill  
Framlingham  
Suffolk  
IP13 9BD

## Planning Permission

### Town and Country Planning Act 1990

### The Town and Country Planning (Development Management Procedure) (England) Order 2015

<b>Our reference</b>	DC/22/3962/FUL
<b>Date valid</b>	26 October 2022
<b>Site</b>	Windwhistle, Mount Pleasant, Framlingham
<b>Parish</b>	Framlingham
<b>Proposal</b>	Construction of one new dwelling

Permission is hereby **granted** by East Suffolk Council as local planning authority for the purposes of the Town and Country Planning Act 1990, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the council has given due weight to all material planning considerations including policies within the development plan as follows:

National Planning Policy Framework 2021

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.7 - Infill and Garden Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

FRAM1: Framlingham Town physical limits boundarys (Framlingham Neighbourhood Plan, Made 23rd March 2017)

FRAM2: Housing strategy (Framlingham Neighbourhood Plan, Made 23rd March 2017)

FRAM4: Design standards (Framlingham Neighbourhood Plan, Made 23rd March 2017)

FRAM14: Pedestrian walkway routes (Framlingham Neighbourhood Plan, Made 23rd March 2017)

FRAM17: Parking standards (Framlingham Neighbourhood Plan, Made 23rd March 2017)

### **Conditions:**

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall not be carried out other than in complete accordance with Drawing No's 22102 100 Rev A, 22012 101 Rev B, 22-102-104 received 20 February 2023, and 22102 01 received 06 October 2022.

Reason: For avoidance of doubt as to what has been considered and approved.

3. The works above damp proof course level shall not take place until full details of the external facing and roofing materials to be used in construction have been submitted to and

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approved, by the Local Planning Authority. Thereafter only the approved external materials and finishes shall be used unless otherwise agreed.

Reason: To ensure satisfactory appearance of the development in the interests of visual amenity.

4. Prior to the commencement of the development hereby approved, details of the treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:
  - a) A scaled plan showing BS 5837:2012 compliant tree protection measures for the trees and hedges shown to be retained on drawing '22102 101'.
  - b) Proposed hardstanding and boundary treatment.
  - c) A schedule detailing sizes, numbers and species of all proposed trees/hedges.
  - d) Sufficient planting specifications and maintenance regimes to ensure successful establishment and survival of new planting.

Any new trees or hedging plants that die, are removed, become severely damaged or diseased within five years of planting shall be replaced in the same or following planting season. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with Local Plan Policy SCLP10.4.

5. Prior to the development hereby permitted being first occupied, the existing access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

6. The use shall not commence until the area(s) within the site shown on Drawing No. 22102 101 Rev. B for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

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7. Within three months of the commencement of development, details of the proposed secure cycle storage shall be submitted to and approved by the local planning authority. The approved cycle storage shall be provided in its entirety prior the first occupation of the dwelling and shall thereafter be retained, maintained, and used for no other purposes.

Reason: To ensure that sufficient areas for secure cycle storage are provided in accordance with Suffolk Guidance for Parking (2019) to promote sustainable travel.

8. Before the use is commenced, details of electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision of charging infrastructure for electric vehicles in accordance with Suffolk Guidance for Parking (2019).

9. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

10. The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 22102 101 Rev. B shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

11. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced.

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The written report is subject to the approval in writing of the Local Planning Authority. Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

12. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking or re-enacting the said Order] no development of any kind specified in Part[s] 1, Class[es] A, AA, B or C of Schedule 2 of the said Order shall be carried out unless otherwise approved through express planning permission by the Local Planning Authority.

Reason: In order that the local planning authority may retain control over this particular form of development in the interests of amenity and the protection of the local environment and the amenity of adjoining residents.

13. No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that nesting birds are protected.

#### **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

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2. The application site and adjacent land includes sloping ground. As per the NPPF, the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner. Although the Local Planning Authority has used its best endeavours to determine the application on the basis of the information available to it, this does not mean that the land is free from instability. It has been a material planning consideration of the Local Planning Authority in determining this application, however it does not imply that the requirements of any other controlling authority would be satisfied; in particular, the granting of this planning permission does not give a warranty of support or stability.
3. Certain species, including bats, receive legal protection, primarily under the Conservation of Habitats and Species Regulations (2017) (as amended) and the Wildlife and Countryside Act (1981) (as amended). Should a protected species be encountered during development work must stop immediately and advice on how to proceed be sought from a suitably qualified ecologist.
4. The development included (or appears to include) one or more of the following:
  1. works to an existing wall or structure shared with another property;
  2. the construction of a wall or building on or close to a property boundary;
  3. excavations near a neighbouring buildings.You are advised that the provision of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available from the Department for Communities and Local Government - <https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls>
5. The Agent has confirmed via email that the shed shown on the block plan is to be used for cycle storage. As such further information on the shed will need to be submitted for approval, in accordance with condition 7.

If for any reason the indicated shed is not intended to be used for cycle storage, the planning permission does not then grant approval for the shed. This would either need to be constructed under permitted development rights, or planning permission would need to be sought.

Yours sincerely,



**Philip Ridley BSc (Hons) MRTPI | Head of Planning & Coastal Management**  
East Suffolk Council

**Date:** 11 April 2023

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DC – PEFULZ v.1



**Please note the content of the following pages in respect of the community infrastructure levy which may affect your development, Building Regulations and appeals against decisions.**

## **Community Infrastructure Levy**

East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended). For more information and CIL forms please see:

[About the Community Infrastructure Levy | Community Infrastructure Levy | Planning Portal](#)

[Community Infrastructure Levy \(CIL\) » East Suffolk Council](#)

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsoffolk.gov.uk](mailto:CIL@eastsoffolk.gov.uk)

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

## **Building Regulations**

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

## **Appeals to the Secretary of State**

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under;  
Planning applications: Section 78 Town & Country Planning Act 1990.  
Listed Building applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990.  
Advertisement applications: Section 78, Town and Country Planning Act 1990 Regulation 15, Town & Country Planning (Control of Advertisements) Regulations 2007.

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- Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice.
- If an enforcement notice has been/is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at:  
<https://www.gov.uk/appeal-planning-decision> (Full planning application)  
<https://www.gov.uk/appeal-householder-planning-decision> (Householder)  
<https://www.gov.uk/planning-inspectorate> (All other)  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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