

A building plot extending to nearly 1.25 acres benefitting from planning permission for a self-build, three bedroom oak-framed house with detached double garage on the edge of Framlingham.



Guide Price

£250,000

Freehold

Ref: P7782/J

Address

Building Plot
along Station Road
Framlingham
Suffolk
IP13 9EZ



An edge of town building plot extending to nearly 1.25 acres (0.5 hectares) with planning permission for the construction of a self-build oak framed house of approximately 2,230 sq. ft (207 sqm) offering entrance hall, kitchen/dining room, sitting room, bedroom with en-suite shower room, utility room & cloakroom. Galleried first floor landing and 2 double bedrooms with dressing areas and en-suite facilities. Double garage and driveway. Mature and established gardens and grounds.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The building plot will be found along Station Road on the southern edge of the popular and historic market town of Framlingham. Framlingham is probably best known for its fine medieval castle and 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 and a Co-operative supermarket. Off Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its preparatory school at Brandeston some 5 miles away. Framlingham has previously been voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage.

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 Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10.5 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. 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 at appeal on 11th April 2025 - Appeal Reference APP/X3540/W/24/3347785 for the construction of a self-build oak framed dwelling and cart lodge garage. A copy of the appeal decision, together with extracts of the consented plans, are included within these particulars.

The appeal decision provides for the construction of a spacious oak framed detached house that extends to approximately 2,230 sq. ft (207 sqm) in all. The proposed accommodation comprises a spacious entrance hall for receiving guests that links well with the kitchen/dining room and sitting room. In addition, there is a ground floor bedroom with en-suite shower room, utility room and cloakroom. On the first floor there is a spacious galleried style landing, with a sitting/study area that makes the most of the south-easterly facing glazed gable, together with two spacious double bedrooms that offer dressing areas and en-suite facilities.

Outside a sweeping driveway will lead from Station Road to the parking and turning area directly in front of the detached double garage, that has been designed in a similar fashion to the main house. The gardens and grounds extend to nearly 1.25 acres (0.5 hectares), and the site currently accommodates a variety of mature and established specimen trees. Facing in a south-easterly direction, the plot enjoys the sun throughout the morning and into the afternoon, and slopes gently down towards the River Ore that forms the south-eastern boundary.

The drawings that accompany the planning application were produced by T J Crump Oakwrights Ltd of Hereford, who offer design and build packages for oak framed buildings - www.oakwrights.co.uk. The drawings depict an oak framed house set on a raised brick plinth with horizontal timber cladding in a barn style, set beneath a plaintile (or similar) roof.

Community Infrastructure Levy

Community Infrastructure Levy (CIL) is payable and this was set at £48,585.33 on 13th May 2025 (Ref: LN00007005). However, on the basis that the plot is purchased and completed 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@eastsoffolk.gov.uk; Tel: 01502 523059.

Unilateral Undertaking

Prospective purchasers should note that the vendors of the plot entered into a Unilateral Undertaking with East Suffolk Council on the granting of the planning permission appeal.

The Unilateral Undertaking states the following:-

- The dwelling shall be constructed as a self-build dwelling in accordance with the design and layout into which the first owner of the dwelling has had Primary Input.
- The first occupation of the dwelling shall be by a person or persons who had a Primary Input into the design and layout of the dwelling (as built) and who intends to live in that dwelling as their sole or main residence and who is registered with the Council and recorded on the register maintained pursuant to the Section 1 of the Self-Build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2015.
- At least two months prior to the first occupation of the Self-Build dwelling the owner shall notify the Section 106 Officer at the Council of details (including the name and address) of the person or persons who intend to take up first occupation of the Self-Build dwelling.

Consequently, prospective purchasers will need to amend and alter the original design to the satisfaction of East Suffolk Council to ensure they meet the Primary Input test. East Suffolk Council have not confirmed to what extent the design needs to be amended or whether it is a minor change to the design or a complete change. Consequently we recommend that interested parties engage with East Suffolk Council at an early stage.

As mentioned previously, Oakwrights have been involved in the design of the proposed dwelling to date in conjunction with a third party architect. Oakwrights will be pleased to offer further assistance as required and enquiries should be made to their Business Development Manager, Rupert Osborn - RupertOsborn@oakwrights.co.uk or 01432 513458 or 07495 411656.

Alternatively a local architect, Hollins of Framlingham, have assisted the vendors in recent weeks. In that regard enquiries should be made to James Tanner on 01728 723959 or Jamest@hollins.co.uk.

A copy of the Unilateral Undertaking is available to prospective purchasers on request.

Services

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

Viewing

Strictly by prior appointment with the agents.

Local Authority

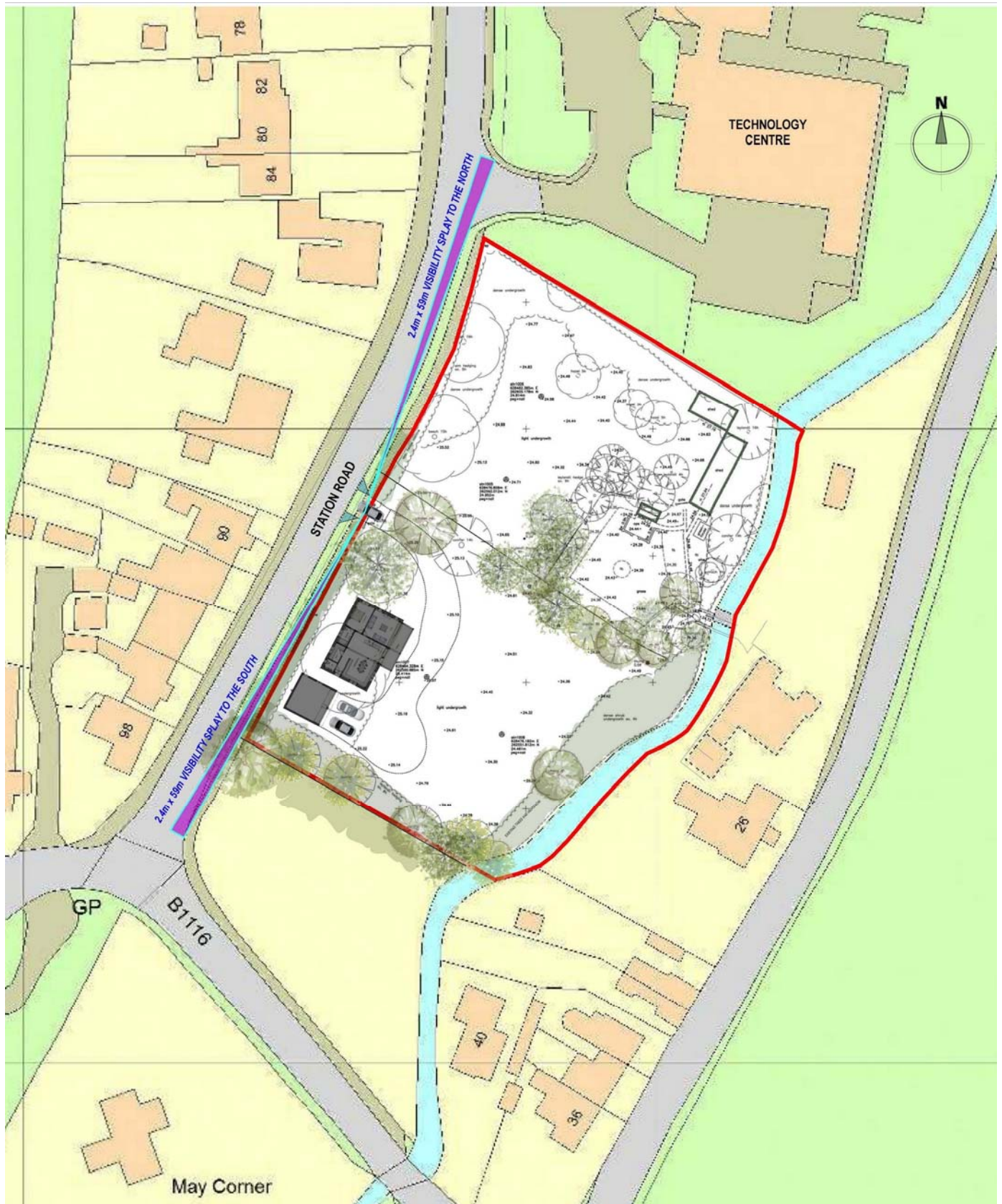
East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 0333 016 2000.

NOTES

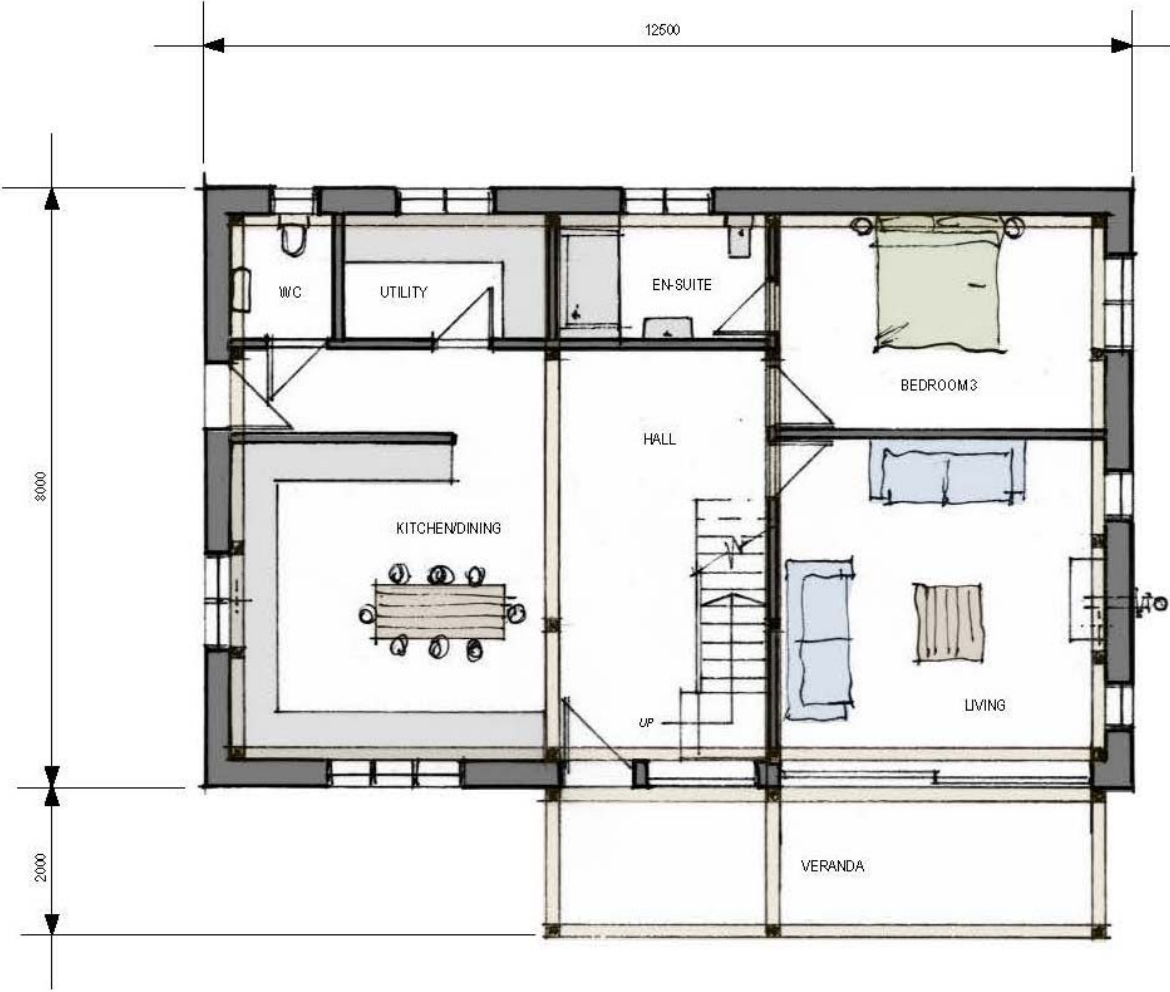
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

February 2026

Site Plan - Indicative Only



Proposed Floorplans - Indicative Only







Proposed Elevations - Indicative Only



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



Directions

From the Agent's office proceed in a southerly direction along Station Road passing the Co-op garage on the left hand side. The site will be found almost immediately on the left hand side.

For those using the What3Words app:
///unions.palletes.uptake



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