

*A central village building plot with planning permission for a self-build three bedroom bungalow with garage in Bedfield.*

Guide Price  
£135,000 Freehold  
Ref: P7596/Plot/J

Building Plot at  
Lodge Cottages  
Southolt Road  
Bedfield  
Suffolk IP13 7HH



A building plot extending to approximately 0.22 acres (0.09 hectares) with planning permission for the construction of a self-build bungalow of nearly 1,300 square feet (118 square metres) offering entrance hall, open plan kitchen and dining room, sitting room and utility room. Principal bedroom with en-suite shower room, two bedrooms and a bathroom. Garage and driveway. Gardens to front and rear.

Contact Us



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## **Location**

The plot will be found along Southolt Road and close to the centre of the popular rural village of Bedfield. The village benefits from a well regarded primary school, which forms part of the St Edmundsbury & Ipswich Diocesan Trust. There is also a playing field with cricket pitch. Further facilities can be found in the historic market town of Framlingham, which lies approximately 4 miles to the south-east. Here there are schools in both the state and private sectors. There are also a number of excellent pubs and restaurants, as well as other shops and businesses. The large village of Debenham lies approximately 4½ miles to the south-west and offers further facilities including a medical practice, small Co-op supermarket and one of the most highly regarded high schools in East Anglia. The county town of Ipswich lies about 17 miles to the south. From here there are direct rail services to London's Liverpool Street station, which take just over the hour. Bedfield also has a community bus which goes to Framlingham, Stowmarket, Diss, Bury St Edmunds and Norwich. Suffolk's Heritage Coast is about 20 miles to the east, with links to Aldeburgh, Southwold and Orford.

## **Description**

Planning permission was granted by Mid Suffolk District Council on 12th March 2025 (Reference DC/24/05551) for the construction of a self-build dwelling with detached garage. 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 1,270 square feet (118 square metres) in all. The proposed accommodation comprises an entrance hall, an open plan kitchen/dining room with bi-fold doors opening onto the westerly facing rear garden, a sitting room and utility room. In addition, there is the principal bedroom with en-suite shower room, two further bedrooms (although one of these could be utilised as a study if required) and a bathroom.

Outside the property will be accessed from the shared driveway that currently serves Lodge Cottages. This will lead to a block paved driveway and garage to the side and rear of the property. In addition, there will be a good size garden to the front of the property together with a private, westerly facing garden at the rear.

The drawings that accompanied the planning permission depict a design in a traditional Suffolk vernacular but with contemporary styling, to include red facing brickwork in conjunction with grey vertical boarding of the elevations, under a pitched slate roof. It is also proposed that the windows and doors will be in a dark grey colour.

## **Community Infrastructure Levy**

Community Infrastructure Levy (CIL) is payable and this was set at £23,224.17 on 13th March 2025 (reference LN00008242). However, on the basis that 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, Mid Suffolk Council; email - [infrastructure@babberghmidsuffolk.gov.uk](mailto:infrastructure@babberghmidsuffolk.gov.uk); Tel: 01449 724563.

## **Purchaser Obligations**

Prospective purchasers should note that the area being sold includes the shared driveway arrangement, over which neighbouring properties have a right of way, subject to contributing to the upkeep of the drive.

## **Services**

We understand that mains water and drainage 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.

## **Viewing**

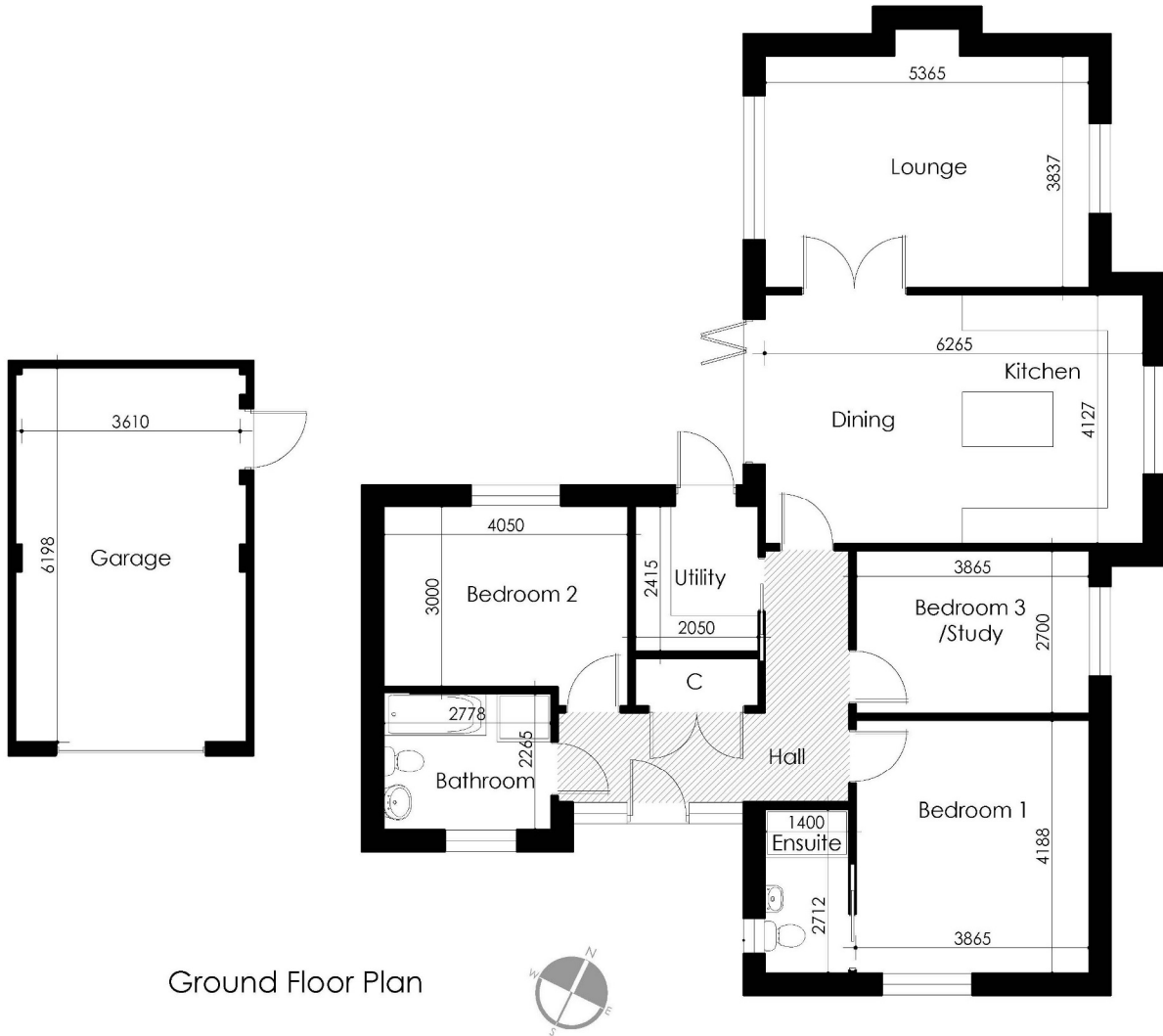
Strictly by prior appointment with the agents and thereafter at any time with particulars in hand.

## **Local Authority**

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

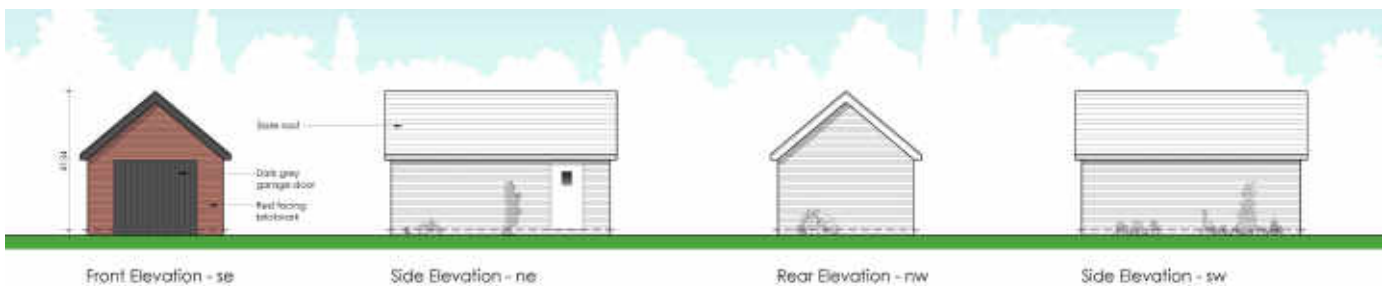


## Floorplan - Indicative Only



Ground Floor Plan

## Garage Elevations - Indicative Only



Front Elevation - se

Side Elevation - ne

Rear Elevation - nw

Side Elevation - sw

# Proposed Elevations - Indicative Only



Front Elevation - se



Side Elevation - sw



Side Elevation - ne



Rear Elevation - nw



## Location Plan - Indicative Only



### NOTES

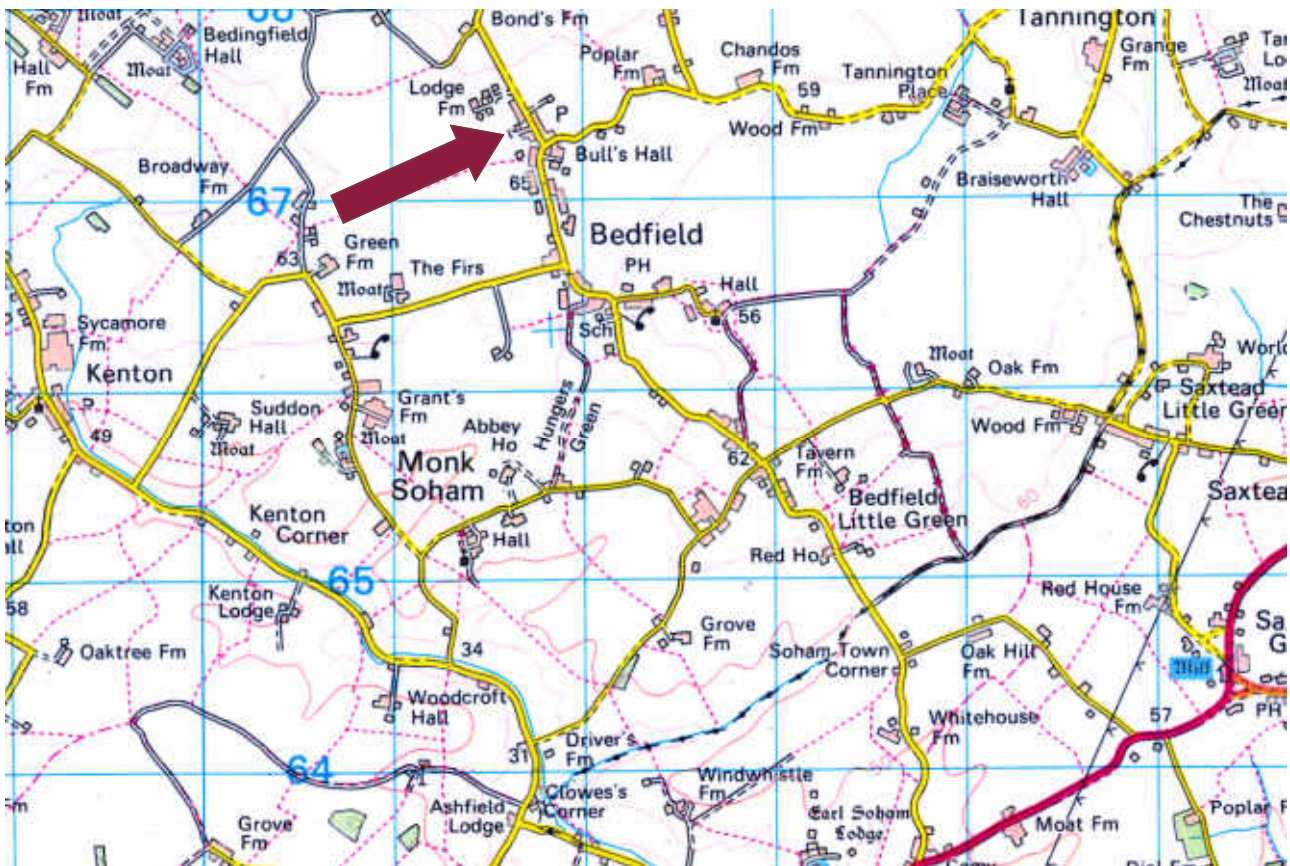
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.

*April 2025*

**Directions**

From Framlingham, proceed to Saxtead Green on the B1119 and turn left onto the A1120. Take the first right turn towards Bedfield. Continue to the end of the road and turn right. Proceed into the village of Bedfield, passing the primary school on the left hand side. Head through the village, passing the turning onto Tannington Road on the right, and the plot will be found a short way along on the left.

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