

An impressive building plot extending to nearly 2 acres with planning permission to create a stunning four/five bedroom split level house together with studio building, with views across the Fynn Valley.



Guide Price

£425,000

Freehold

Ref: P7803/J

Address

Plot 1
Hillbrow Farm
Sandy Lane
Witnesham
Ipswich
Suffolk
IP6 9HL

A building plot extending to nearly 2 acres (0.81 hectares) overlooking the Fynn Valley on the outskirts of Witnesham, with planning permission for the construction of a stunning self-build four/five bedroom split level house of nearly 3,700 sq. ft (345 sqm) including double garage, together with separate studio building of approximately 1,000 sq ft (93 sqm) that offers potential for a variety of uses, and gardens and established grounds that lead down to the River Fynn.

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 forms part of Hillbrow Farm which was, for many years, the home of Giles the cartoonist, and is located along Sandy Lane, on the outskirts of the well regarded and accessible village of Witnesham. The village lies just a few miles to the north-east of the county town of Ipswich where there is a statue in tribute to the aforementioned Carl Giles. Witnesham village benefits from a primary school and a thriving village pub, The Barley Mow. The Fynn Valley Golf Club is on the outskirts of the village. The county town of Ipswich provides a full range of local shopping, commercial, educational and recreational facilities, as well as regular mainline rail services to London's Liverpool Street that take just over the hour. The popular town of Woodbridge, based on the banks of the River Deben, lies about 8 miles to the east and also provides access to the A12 and Heritage Coast.

Description

Planning permission was granted by East Suffolk District Council on 23 December 2024 - Reference DC/24/0266FUL for the redevelopment of the barns at Hillbrow Farm to create three impressive new dwellings. Plot 1 is being offered for sale separately as an exciting opportunity for a self-builder to create a stunning, bespoke new home on a site of nearly 2 acres that overlooks the Fynn Valley to the west.

In all, Plot 1 extends to nearly 3,714 sq ft (345 sqm) including the integral double garage. The split level accommodation is arranged over two floors to comprise an entrance lobby, entrance hall, open plan kitchen and dining room, gallery/snug and living room that will overlook the landscaped gardens and make the most of the views across the Fynn Valley to the west. The flexible ground floor accommodation will also offer a utility room, study/bedroom 5, a cloakroom and ground floor guest bedroom with en-suite facilities. On the first floor there will be a landing area together with three en-suite double bedrooms that all face in a westerly direction.

Set within the grounds of Plot 1 is The Studio extending to approximately 1,000 sq ft (93 sqm). This is a separate building that offers tremendous potential as ancillary accommodation to the main house for guests or dependent relatives, a work from home facility, media/cinema room or gym.

Outside a shared private driveway will lead from Sandy Lane to a generous parking and turning area located beside Plot 1. It is intended that the immediate gardens and grounds will all be landscaped with a stepped terraced area immediately adjoining the rear of Plot 1 that will be accessible from the kitchen, dining and living rooms and this will link with a landscaped area serving The Studio. Further amenity/paddock land to the north of the plot, may be available by separate negotiation.

Computer Generated Images (CGIs) have been produced depicting how the gardens and grounds could be landscaped, and to include a padel court and swimming pond. However, prospective purchasers should note that any further landscaping development beyond The Studio to the west will require planning permission and the CGIs are purely for indicative purposes only.

Design & Build Opportunity

The co-owners of the site, Beechlake Developments Ltd, can provide a 'Design and Build Package' for prospective purchasers if required. Beechlake Developments Ltd have a very successful track record in offering Design and Build opportunities which can be showcased at The Fairways Development at the nearby Fynn Valley Golf Club. In addition, a recent speculative development has recently been completed in Little Blakenham. Further details on the Design and Build opportunity are available on request.

Community Infrastructure Levy

Community Infrastructure Levy (CIL) is payable and this was set at £71,151.26 on 26th September 2025 (Ref: LN00007285). However, on the basis that the plot is purchased and completed by a self-builder/owner occupier, then we understand that exemption from CIL will be applicable.

Services

Mains electricity (3 phase), water and Broadband will be connected to the edge of the site. It is anticipated that drainage will be via a new sewage treatment plant located within the grounds. Note: it is the vendor's intention to re-position the overhead electricity cables that are currently located along the southern boundary of the site.

Predicted EPC

To be assessed.

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.

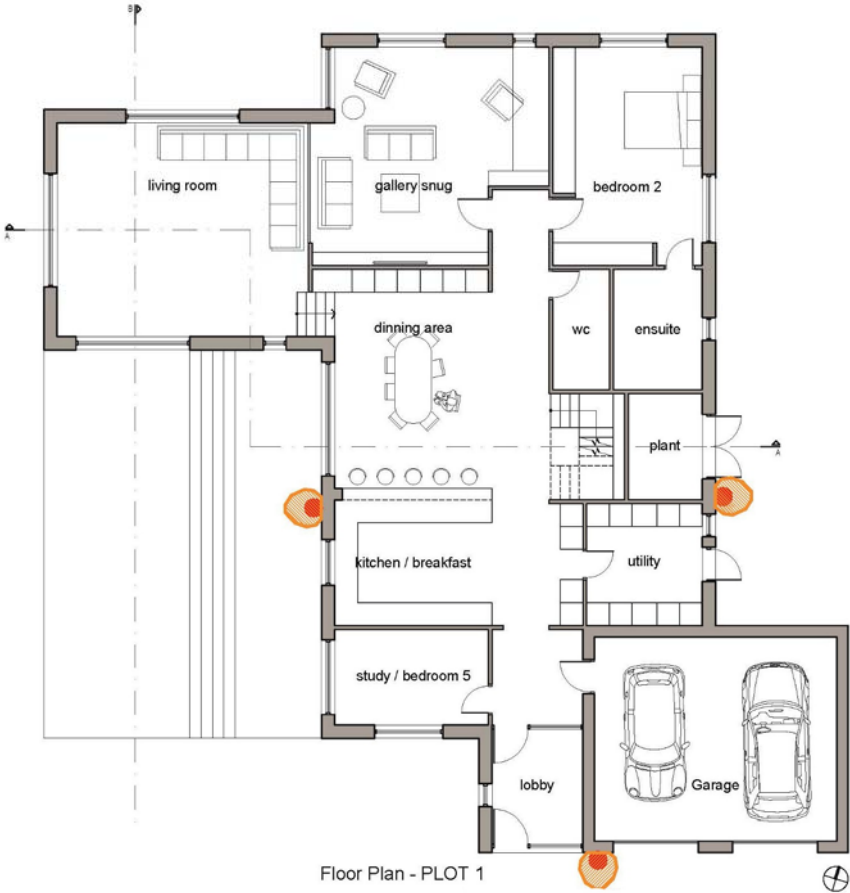


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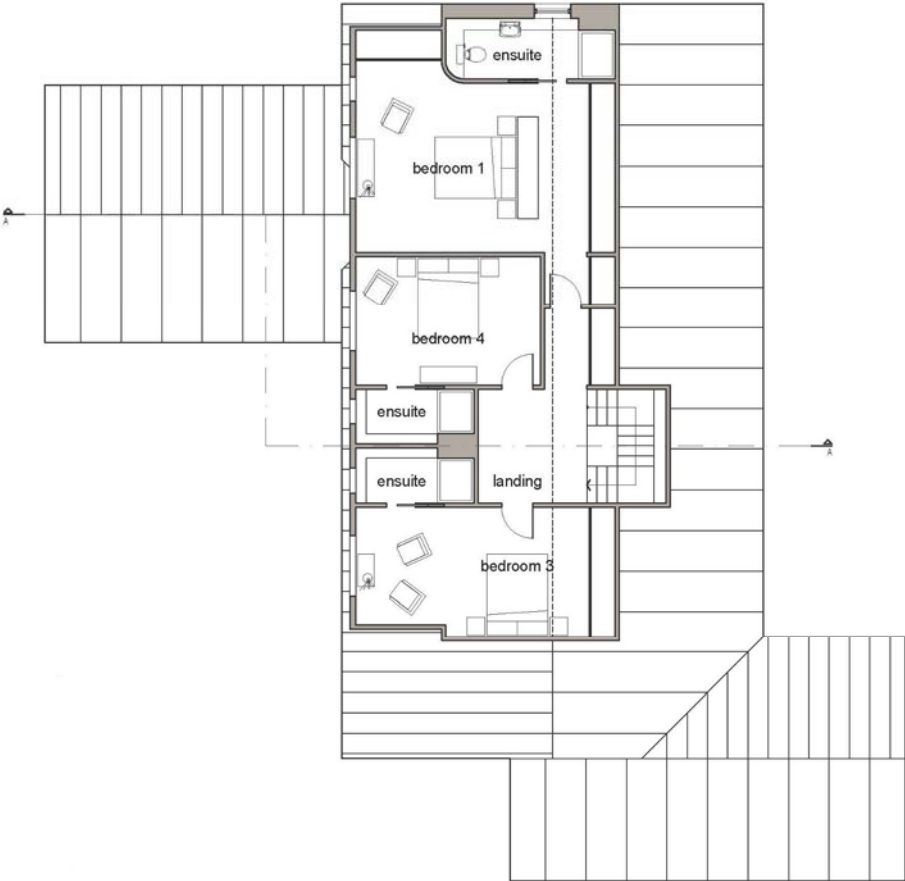
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Please note that all images are CGIs (Computer Generated Images) and for illustrative purposes only.
4. The owner of Hillbrow Farmhouse will retain a right of way over the first part of the driveway edged red.

May 2026

Proposed Floorplans - Indicative Only



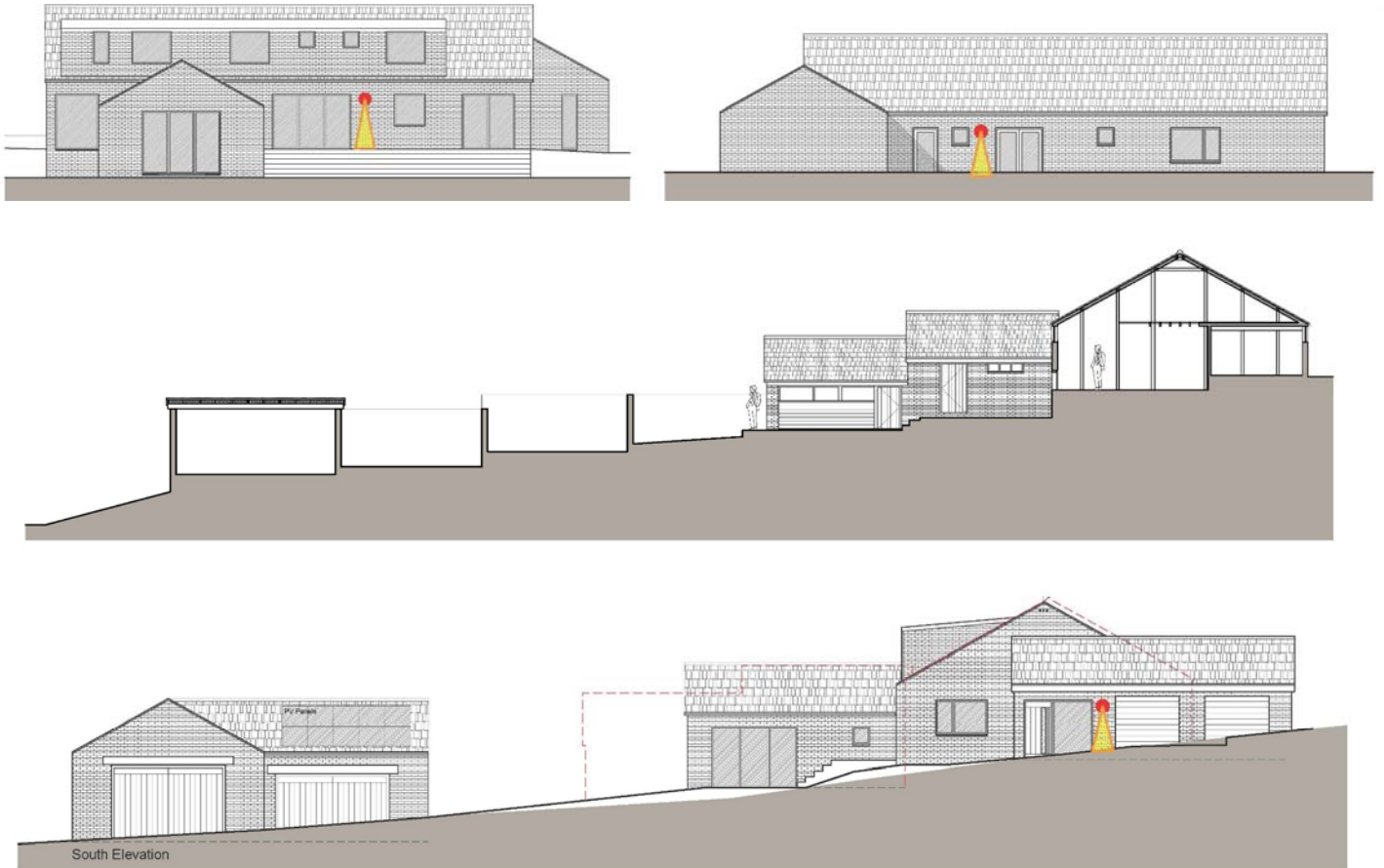
Floor Plan - PLOT 1



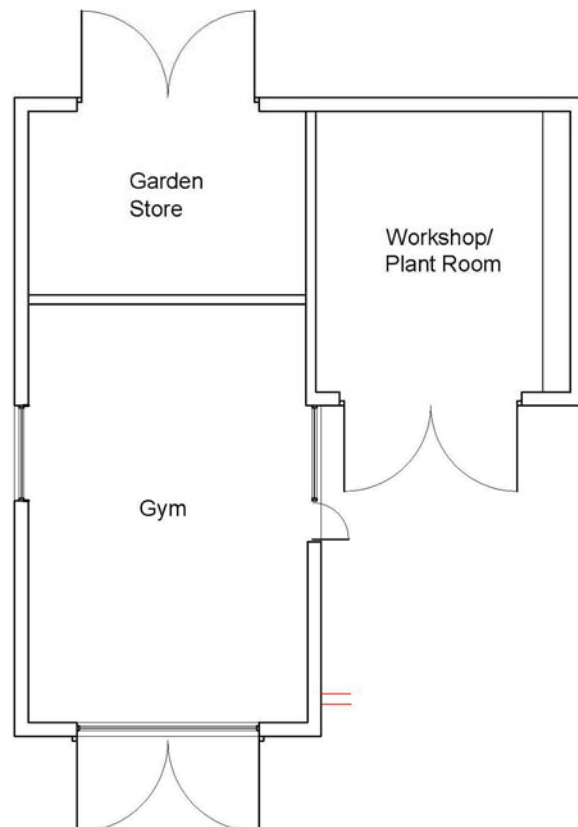
Floor Plan - PLOT 1



Proposed Elevations - Indicative Only



The Studio - Proposed Floorplan - Indicative Only





Directions

Heading north out of Ipswich on the B1077 Westerfield Road continue through the village of Westerfield, passing Fynn Valley Golf Club and into the village of Witnesham. In the centre of the village turn right onto Tuddenham Lane, just before the Barley Mow pub and continue along this road (which becomes Sandy Lane) for approximately half a mile where the site will be found on the right hand side.

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