

*An impressive new development of just nine houses and bungalows, forming part of the well regarded rural village of Bedfield.*



Prices from

£300,000

Freehold

Ref: P7174/J

Address

Wheel Forge

Bedfield

Woodbridge

Suffolk

IP13 7EE



An exclusive new development of just nine 3 and 4 bedroom houses and bungalows, ready for occupation and with landscaped gardens, garages and parking, in the charming rural village of Bedfield.

Contact Us



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

## **Location**

Wheel Forge forms part of the well regarded, rural village of Bedfield. The village benefits from a primary school, which is within 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 as well as a number of excellent pubs and restaurants, as well as other shops and businesses and Framlingham Castle. The large village of Debenham lies approximately 4½ miles to the south-west and offers further facilities including a medical practice, Co-op supermarket and primary and secondary schools. 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. Suffolk's Heritage Coast is just under 20 miles to the east, with the popular centres of Dunwich, Walberswick, Southwold, Aldeburgh and Orford.

## **Description**

Wheel Forge is an impressive new development of just nine new homes, which are ready for immediate occupation.

The external finishes at Wheel Forge are in the traditional Suffolk vernacular, but include contemporary styling incorporating timber frame construction and a combination of brick and rendered elevations set beneath pantile and plain tile roofs, together with aluminium frame bi-fold doors and UPVC windows.

The development includes a pair of 3-bedroom semi-detached houses, three 3-bedroom detached bungalows, a 3-bedroom detached house and three 4 bedroom detached houses. Each of the properties enjoys a generous landscaped plot, together with car parking or garaging facilities.

Inside the properties have been completed to a high standard with well-fitted kitchens that include some fitted appliances. The bath/shower rooms have been fully tiled and fitted with Roca sanitary ware as well as underfloor heating. Flooring has been laid in some properties comprising a combination of LVT, tiling and carpets. The windows are low maintenance and energy efficient UPVC design, whilst the bi-fold doors are aluminium framed. Being newly constructed properties, each will be extremely energy efficient with a Samsung air source heat pump serving the hot water and central heating systems.

Each property will also benefit from a 10 year structural warranty, provided by International Construction Warranties (ICW) - [www.i-c-w.co.uk](http://www.i-c-w.co.uk).

## **Note**

Prospective purchasers should note that the chimneys in Plots 5 and 6 are not operational.

## **Management Company**

It is the vendor's intention to create a management company for the ongoing maintenance and repair of the communal roadway serving Plots 1 to 7 to include the attenuation pond in the rear garden of Plot 5. The management company will be administered by a third party agent, Watsons of Norwich. We further understand that each of the property owners will be an equal shareholder in the management company and have equal voting rights. The annual service charge is yet to be confirmed, but it has been suggested that it would be in the region of £500 per annum to include professional fees.

## **Snagging Period**

The vendors will be offering a six month snagging period from the day the sale completes.

## **Reservation Fee**

A reservation deposit of £2,000 will be required. For further information and conditions on the reservation agreement please speak to the selling agent.

## **Services**

Mains electricity, water and drainage. Samsung air source heat pump serving the hot water and central heating systems.

## **Predicted EPCs**

All plots are predicted to be B rated.

**Council Tax**  
To be assessed.

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

**Viewing**  
Strictly by appointment with the agent.

## Indicative Site Plan

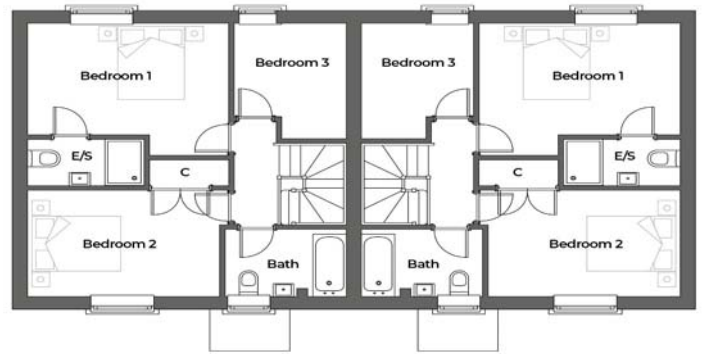
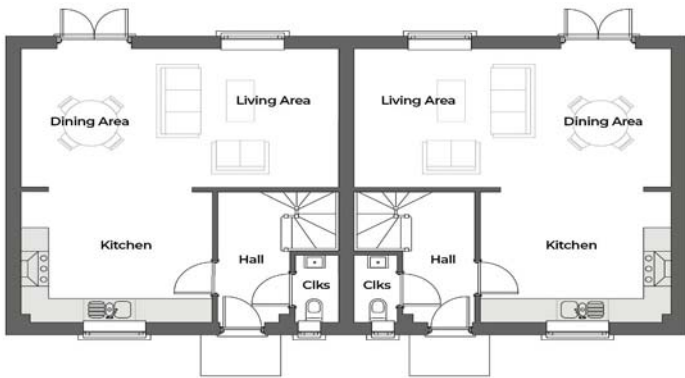


### NOTES

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.
3. Please note all measurements are taken from architect's plans, are approximate and subject to change during the build process. Any CGIs used are for illustrative purposes only.

*May 2026*

**Plots 1 & 2 - 3 bedroom semi-detached houses with parking - £300,000**

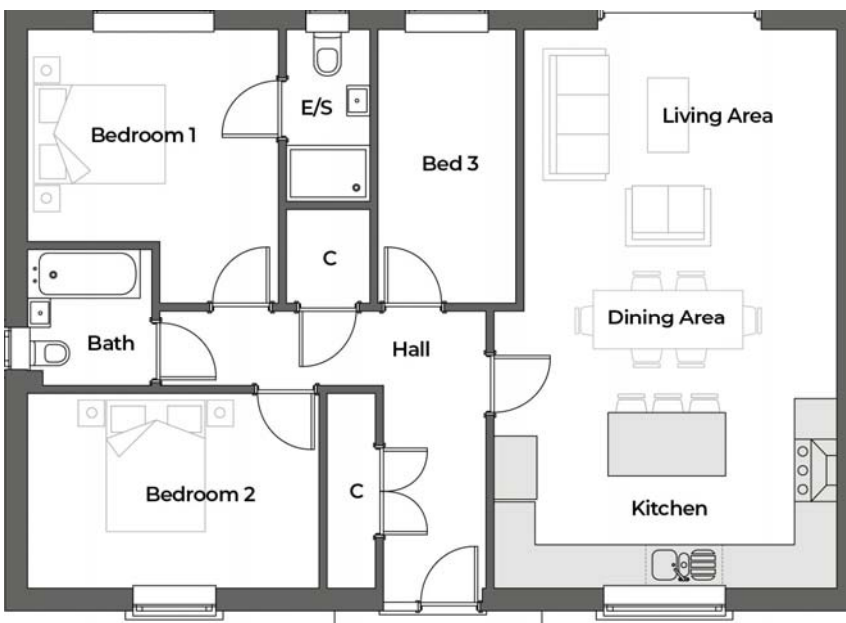


**Plots 1 & 2**

**Approximate Dimensions**

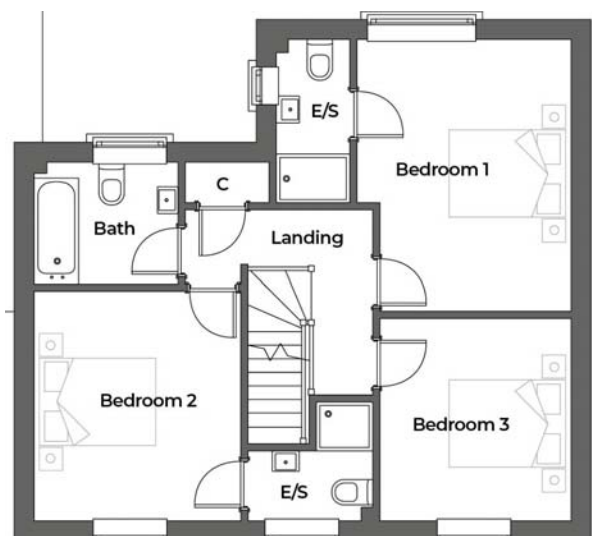
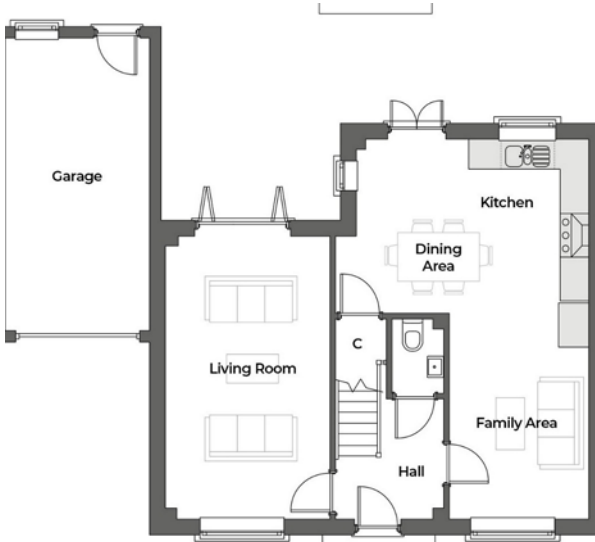
Entrance Hall	3.95m x 1.58m	Bedroom 1	4.29m x 3.38m
Kitchen	4.08m x 3.61m	En-suite Shower Room	2.48m x 1.2m
Sitting/Dining Room	6.8m x 3.32m	Bedroom 2	4.07m x 2.73m
Cloakroom	1.67m x 0.91m	Bedroom 3	3m x 2.4m maximum
		Bathroom	2.62m x 1.68m
Approximate Total Area : 1,044 sq ft (97 sqm)		Ready for occupation	

Plot 3 - 3 bedroom detached bungalow with parking - £400,000



Approximate Dimensions	
Entrance Hall	4.06m x 1.52m
Open plan Kitchen/Dining Room	8.19m x 4.9m narrowing to 4.47m
Bathroom	1.98m x 1.75m
Bedroom 1	4.0m x 3.57m max
En-suite	2.45m x 1.18m
Bedroom 2	4.18m x 2.82m
Bedroom 3	4.0m x 2.05m
Approximate Total Area : 1,023 sq ft (95 sqm)	

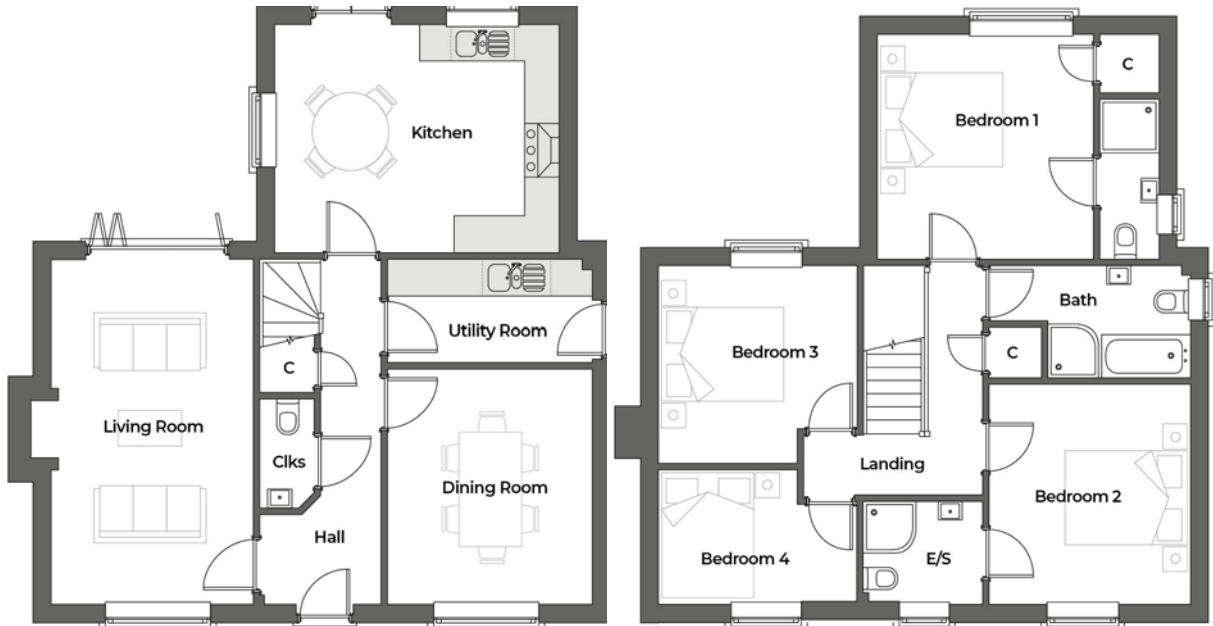
**Plot 4 - 3 bedroom detached house with garage - £420,000**



**Approximate Dimensions**

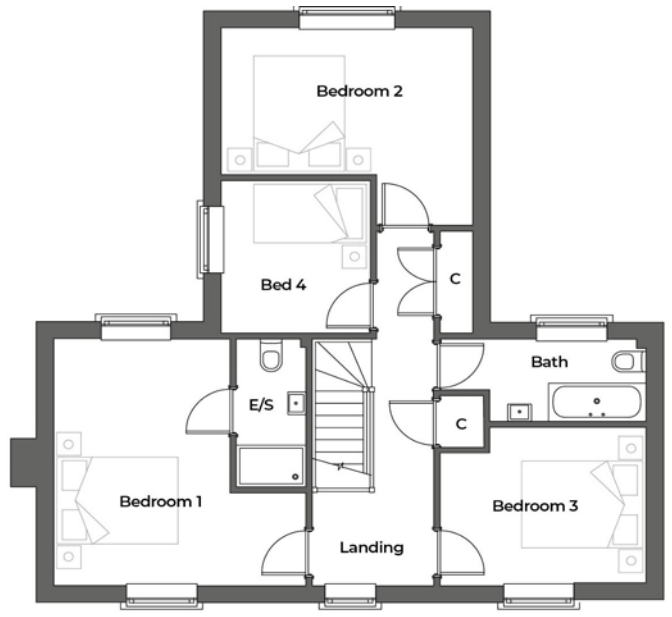
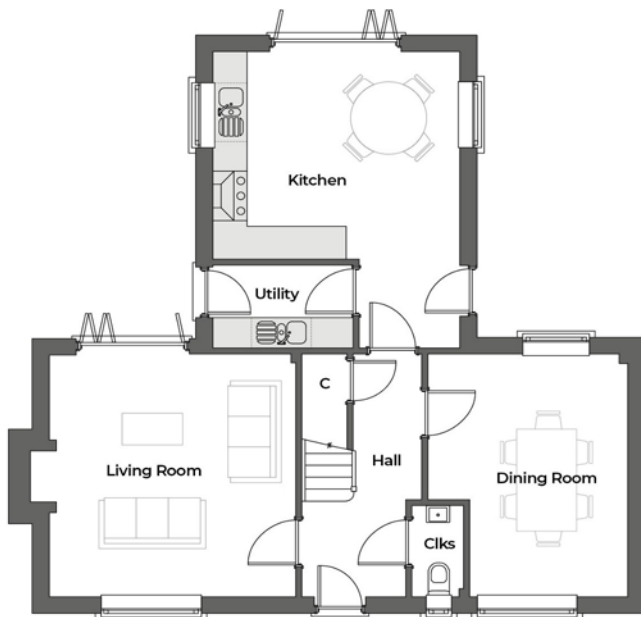
Entrance Hall	2.19m x 2.09m	Bedroom 1	4.46m x 3.47m max
Cloakroom	1.58m x 1.13m	En-suite	2.66m x 1.18m
Sitting Room	5.83m x 3.37m	Bedroom 2	3.72m x 3.37m
Kitchen/Dining Room (L shaped)	7.85m x 2.93m + 3.96m x 2.34m	En-suite	2.17m x 2.0m max L shaped
		Bedroom 3	3.28m x 3.13m
Approximate Total Area : 1,313 sq ft (122 sqm)		Bathroom	2.31m x 1.96m
		Plot 4 - Ready for occupation	

**Plot 5 - 4 bedroom detached house with garage - £500,000**



Approximate Dimensions			
Entrance Hall	5.71m x 2.07m max	Bedroom 1	3.82m x 3.7m
Cloakroom	1.77m x 0.91m	En-suite	2.73m x 0.96m
Sitting Room	5.7m x 3.41m	Bedroom 2	3.71m x 3.47m
Kitchen/Breakfast Room	4.8m x 3.81m	En-suite	2.03m x 1.65m
Dining Room	3.91m x 3.46m	Bedroom 3	3.41m x 3.31m
Utility Room	3.46m x 1.68m	Bedroom 4	3.42m x 2.28m
		Bathroom	3.45m x 1.85m maximum
Approximate Total Area : 1,561 sq ft (145 sqm)		Plot 5 - Ready for occupation	

Plot 6 - 4 bedroom detached house with garage - £490,000

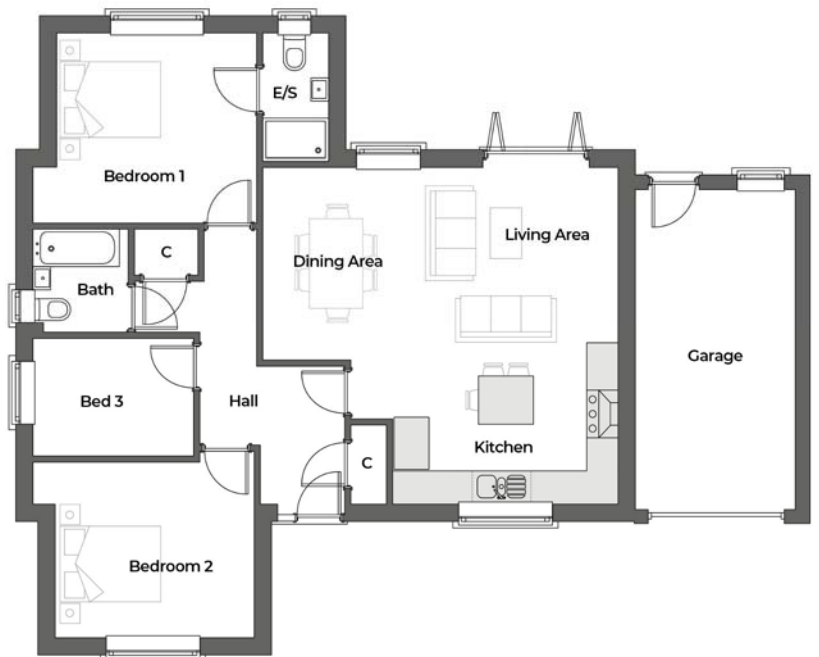


Approximate Dimensions			
Entrance Hall	4.48m x 2.15m max	Bedroom 1	4.47m x 4.37m max
Sitting Room	4.46m x 4.38m	En-suite	2.64m x 1.17m
Cloakroom	1.67m x 0.92m	Bedroom 2	3.58m x 2.88m
Dining Room	4.46m x 3.57m max	Bedroom 3	4.36m x 3.62m
Kitchen	5.62m x 4.34m max L-shaped	Bedroom 4	2.82m x 2.58m
Utility Room	1.6m x 2.46m	Bathroom	3.56m x 1.44m
Approximate Total Area : 1,529 sq ft (142 sqm)		Plot 6 - Ready for occupation	

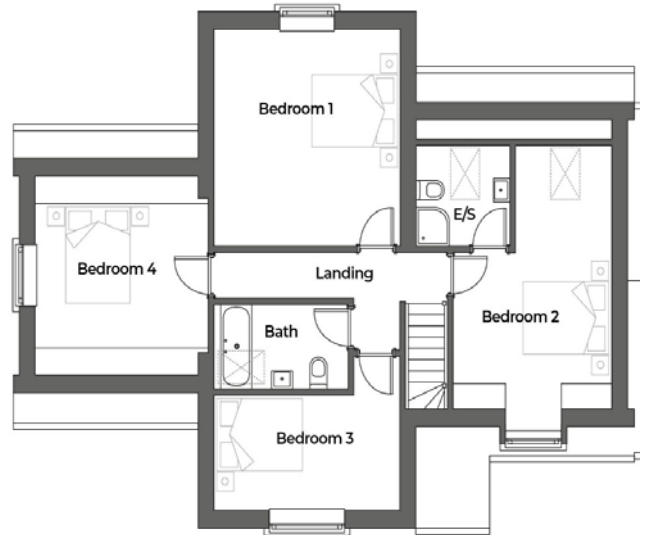
**Plot 7 - 3 bedroom detached bungalow with garage - £410,000**



Approximate Dimensions	
Entrance Hall	2.7m x 2.43m max L shaped
Kitchen/Dining /Sitting Room	5.05m x 2.55m + 6.68m x 3.82m
Bedroom 1	3.74m x 3.47m
En-suite	2.36m x 1.09m
Bedroom 2	3.67m x 3.28m
Bedroom 3	3.0m x 2.21m
Bathroom	2.0m x 1.71m
Garage	5.68m x 3.656m
<b>Approx Total Area : 1,033 sq ft (96 sqm)</b>	
<b>Ready for occupation</b>	



**Plot CP1 - 4 bedroom detached house with garage - £510,000**



Approximate Dimensions					
Hall	3.43m x 2.78m	11'2 x 9'1	Bedroom 1	4.34m x 4.11m	14'2 x 13'4
Kitchen	4.67m x 2.97m	15'3 x 9'7	Bedroom 2	4.72m x 3.59m	15'4 x 11'7
Living /Dining Room	9.63m x 4.12m	31'5 x 13'5	En-suite	2.37m x 1.99m	7'7 x 6'5
Utility Room	2.3m x 1.77m	7'5 x 5'8	Bedroom 3	3.89m x 2.81m	12'7 x 9'2
Cloakroom	2.3m x 1m	7' 5 x 3'3	Bedroom 4	4.12m x 2.3m	13'5 x 7'5
Snug/Study	4.68m x 3.89m	15'3 x 12'7	Bathroom	2.98m x 1.71m	9'7 x 5'6
			Garage	6.362m x 5.9m	20'10 x 19'4
<b>Approximate Total Area : 1,617 sq ft (150.3 sqm)</b>					

Plot CP2 - 3 bedroom bungalow with garage - £445,000



Approximate Dimensions					
Entrance Hall	2.5m x 1.78m	8'2 x 5'8	Bedroom 2	4.14m x 3.38m	13'5 x 11'1
Living/Dining/Kitchen	8.36m x 6.06m max	27'4 x 19'8	Bedroom 3	3.69m x 2.85m	12'1 x 9'3
Bedroom 1	3.9m x 3.1m	12'7 x 10'1	Bathroom	2.68m x 1.88m	8'7 x 6'1
En-suite	1.79m x 1.48m	5'8 x 4'8	Garage	6.36m x 6.33m	20'10 x 20'9
<b>Approximate Total Area : 1,069 sq ft (99.38 sq sqm)</b>					



## Directions

From Framlingham proceed out to Saxtead Green and turn left onto the A1120. Take the next right turning towards Bedfield. At the end of the road turn right at the T-junction. Continue for about a mile where Wheel Forge will be found on the left hand side.

For those using the What3Words app:  
[///fetches.cattle.picturing](https://www.what3words.com/fetches.cattle.picturing)



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