

*An impressive building plot of approximately half an acre, adjoining open agricultural land to the west, with planning permission to create a stunning four/five bedroom contemporary house on the edge of the edge of rural village of Hacheston.*



#### Guide Price

**£375,000**

**Freehold**

**Ref: P7865/J**

#### Address

**Building Plot along  
Easton Lane  
Hacheston  
Suffolk  
IP13 0DX**



A building plot extending to approximately 0.5 acres (0.2 hectares) with implemented planning permission for the creation of a stunning, contemporary designed four/five bedroom dwelling of nearly 2,800 sq. ft (258 sqm) offering entrance hall, sitting room, open plan kitchen/dining/living room, study/bedroom five, cloakroom, shower room and utility room on the ground floor. On the first floor there will be a master bedroom with balcony, dressing room and en-suite bathroom, guest bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Detached three-bay cartlodge, generous driveway and good size garden.

#### Contact Us



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

## **Location**

The plot will be found along Easton Lane, on the outskirts of the well regarded village of Hacheston and almost equidistant between the historic market centres of Framlingham and Wickham Market. Both Framlingham and Wickham Market offer good local eating and shopping facilities as well as primary schools, with Framlingham also having a secondary school, Thomas Mills High School, and Framlingham College. Hacheston is a hub of activity with its village hall offering all manner of events and clubs. There is also an excellent farm shop and nursery. The village of Easton is within easy cycling distance and here there is a superb pub, The White Horse; Easton Farm Park; a bowls club and cricket club. The Heritage Coast is within about 10 miles with the popular centres including Orford, Thorpeness, Aldeburgh, Walberswick and Southwold all being within easy reach. Woodbridge is within about 7 miles, whilst the County Town of Ipswich lies about 15 miles to the south-west, offering frequent mainline railway services to London's Liverpool Street Station. There is also a station just a 5 minute drive away at Campsea Ashe with connecting services to Ipswich.

## **Description**

Planning permission was granted on 1st October 2021 (Ref: DC/21/3339/FUL) for the creation of a new dwelling and detached garage, in conjunction with the alteration and extension of the neighbouring dwelling, Terra Cotta. The aforementioned planning permission was lawfully implemented within the three year timeframe as confirmed by a Certificate of Lawfulness dated 4th March 2026 which secures the permission in perpetuity - (Ref: DC/26/0143/CLE). Extracts of the consented plans are included within these particulars.

In all, the proposed dwelling will extend to approximately 2,790 sq. ft (258 sqm) comprising an entrance hall, sitting room, open plan kitchen/dining/living room with openings onto the garden, study/bedroom five, utility room, shower room and cloakroom on the ground floor. On the first floor there will be an impressive master bedroom suite with wrap-around balcony taking in the impressive countryside views to the west, a dressing area and en-suite bathroom. In addition, the first floor accommodation will offer a guest double bedroom with en-suite shower room, two further double bedrooms and a family bathroom.

Outside there will be a generous driveway that leads to a detached triple cartlodge that could accommodate a separate office, gym or swimming pool, subject to any necessary consents. In addition there are proposed paved pathways and patio areas that adjoin the property and a sizable garden beyond, which is sufficiently large enough for a study or work from home facility - again, subject to the necessary consents.

The drawings that accompany the planning permission provide for a mixture of black vertical board cladding on the side elevations, together with horizontal cedar cladding on the gable elevations. The roof will be in natural slate, whilst the proposed windows have black frames and the balcony incorporating glass balustrades.

With the planning permission implemented, this provides an exciting opportunity for a self-builder to create a stunning, bespoke new home on a generous site that adjoins open farmland to the west.

## **Community Infrastructure Levy**

The planning permission is subject to a Community Infrastructure Levy (CIL) payment. However, this will be settled in full by the vendors.

## **Services**

We understand that mains water is available in the public highway and electricity is available nearby. We understand that drainage will be by way of a new private treatment plant, that the purchaser will install. However, it will be for the purchaser to satisfy themselves in relation to the capacity and location of services.

## **Viewing**

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

## Local Authority

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;  
Tel: 0333 0162000.

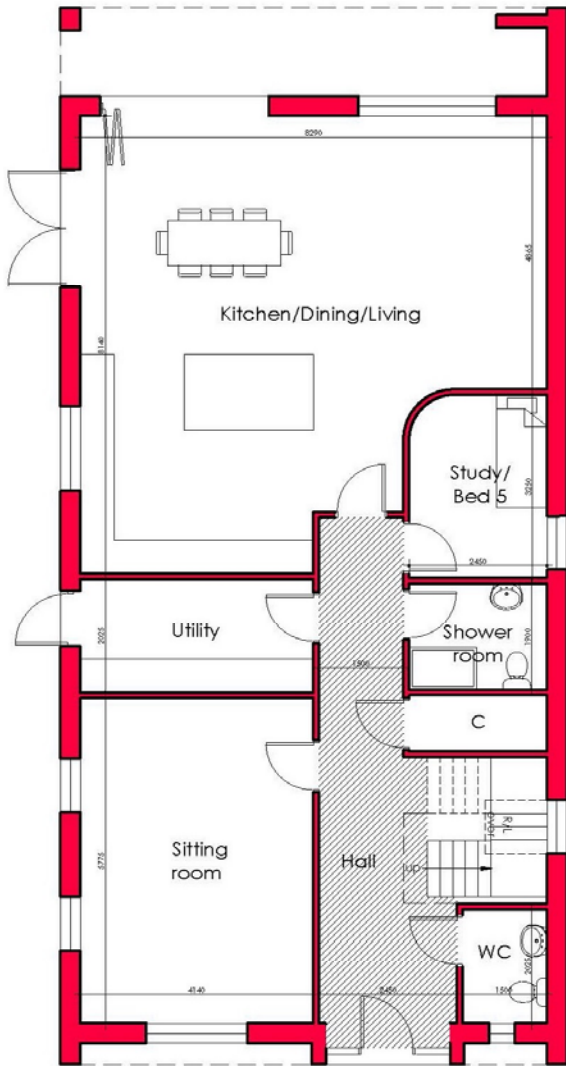


## NOTES

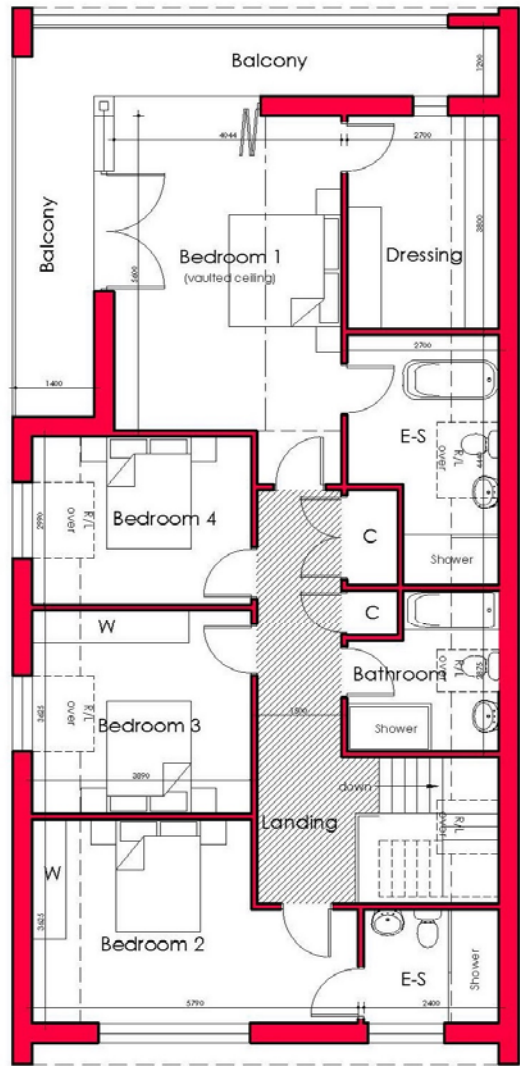
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April 2026

Proposed Floorplan - Indicative Only



Ground Floor Plan  
133m<sup>2</sup> / 1440ft<sup>2</sup>



First Floor Plan  
125m<sup>2</sup> / 1350ft<sup>2</sup>

TOTAL GIFA 258m<sup>2</sup> / 2790ft<sup>2</sup>

Proposed Garage Elevations - Indicative Only



Front Elevation - e

Side Elevation - n

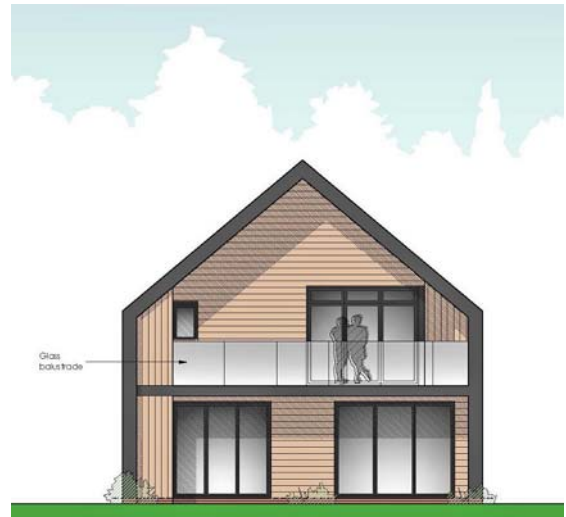
Rear Elevation - w

Side Elevation - s

Proposed Elevations - Indicative Only



Front Elevation - s



Rear Elevation - n



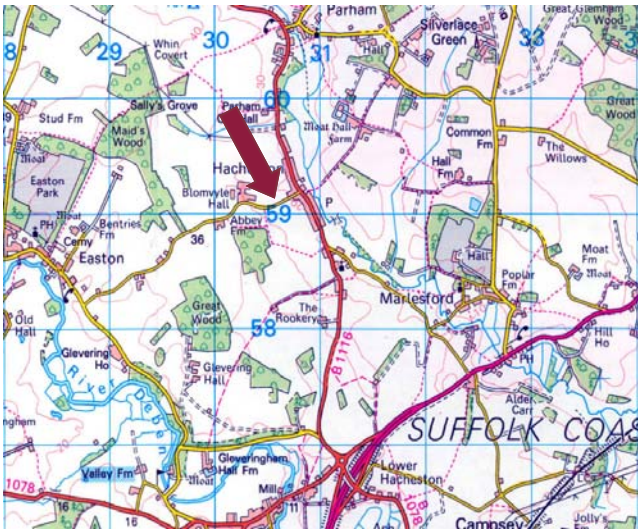
Side Elevation - w



Side Elevation - e







## Directions

Proceeding in a northerly direction on the A12, take the junction where signposted to Framlingham, Wickham Market and Orford. At the top of the slip road turn left and proceed straight over the next roundabout. Continue along the B1116 into the centre of Hacheston, turning left onto Easton Lane where signposted to Easton. The plot will be found a short way along on the right hand side.

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