

An exciting opportunity to acquire a 'self-build' plot that forms part of the popular Wickham Gate development on the edge of the well regarded village of Wickham Market.



Guide Price

£150,000 per plot

Freehold

Ref: P6998/J

Address

Self Build Plots
Robin Close
Wickham Gate
Wickham Market
Suffolk
IP13 0FH

A choice of seven 'self-build' building plots, each with outline planning permission for the construction of a detached dwelling, and forming part of Wickham Gate; Hopkins Homes' development that is nearing completion, on the outskirts of the popular village of Wickham Market.

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 plots form part of Hopkins Homes' new Wickham Gate development on the outskirts of Wickham Market. Wickham Market offers a thriving community with a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers, Revetts, restaurants, a health centre, dentists, library and primary school. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling.

Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, providing dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe with trains to Ipswich and on to London which take just over the hour. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius; as is the coast with popular destinations such as Aldeburgh, Southwold and Walberswick.

Description

An exciting opportunity to acquire one of seven 'self-build' plots, forming part of the popular Wickham Gate development on the edge of the well regarded village of Wickham Market.

East Suffolk Council are currently reviewing an outline planning application (Reference DC/25/4691/OUT) for 7 serviced 'self-build' plots, and a decision on planning permission is due imminently.

Being a proposed outline planning permission the exact design and internal configuration of the proposed dwellings has not been determined. However, each plot will be accompanied by its own Plot Passport, which provides key design parameters in conjunction with the Self and Custom Build Design Code, that was submitted as part of the planning application. The Plot Passport and Design Guide are being approved as part of the planning application.

A summary of the plot sizes and maximum proposed floor space (Gross Internal Area) are as follows:-

Plot No	Plot Area	Build Zone	Maximum Foot Print	Maximum Floor Space (GIA)
1	253 sqm/0.06 acres	79 sqm	79 sqm	157 sqm
2	245 sqm/0.06 acres	93 sqm	93 sqm	186 sqm
3	294 sqm/0.07 acres	89 sqm	89 sqm	178 sqm
4	287 sqm/0.07 acres	90 sqm	90 sqm	180 sqm
5	281 sqm/0.07 acres	90 sqm	90 sqm	180 sqm
6	274 sqm/0.07 acres	90 sqm	90 sqm	180 sqm
7	292 sqm/0.07 acres	90 sqm	90 sqm	180 sqm

Layout & Appearance

The layout and appearance of each dwelling will be in accordance with the Plot Passport and Design Guide.

The Plot Passport confirms the plot boundary, the principal façade/building line, the access point, the boundary responsibility, the build zone, the permissible hardstanding for vehicles and the permissible garage area.

The proposed dwelling must be no more than 10 metres in height, excluding any external chimneys or flues, whilst the maximum height of the eaves will be 5 metres. No dwellings shall exceed two storeys of accommodation. Designs are not restricted to use an approved materials pallet, although roof and wall materials need to be broadly in keeping with those used in the design of the surrounding homes.

The proposed dwelling must provide for at least two parking spaces on the plot. If a garage is to be built this must measure at least 7m x 3m or 6m x 4m, although this can be reduced to 6m x 3m if additional enclosed storage space for bicycles is provided.

The Plot Passport for each particular plot provides key and salient information in conjunction with the Design Code, which are both available from the agents on request.

Community Infrastructure Levy

We understand that Community Infrastructure Levy (CIL) is payable and the exact amount will be determined on the grant of a Reserved Matters planning permission. However, if the plot is purchased by a self builder, 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@eastssuffolk.gov.uk; Tel: 01502 523052.

Services

Mains electricity, water, drainage and fibre broadband will be available for connection within the services strip immediately to the front of the plots. Purchasers will need to arrange for their own approved contractors to connect the plot with the services.

Management Company

Being a development of this size, Hopkins Homes Ltd will have in place a Management Company to look after and maintain any communal areas and facilities on site. Plot owners will be required to observe and perform the management covenants of the Wickham Gate (Wickham Market) Management Company Ltd and contribute towards the cost of maintaining any communal areas and services.

Viewing

Whilst the plots can be inspected from the curb side, we encourage interested parties to make a prior appointment with the selling agents.

Local Authority

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

Reservation Fee

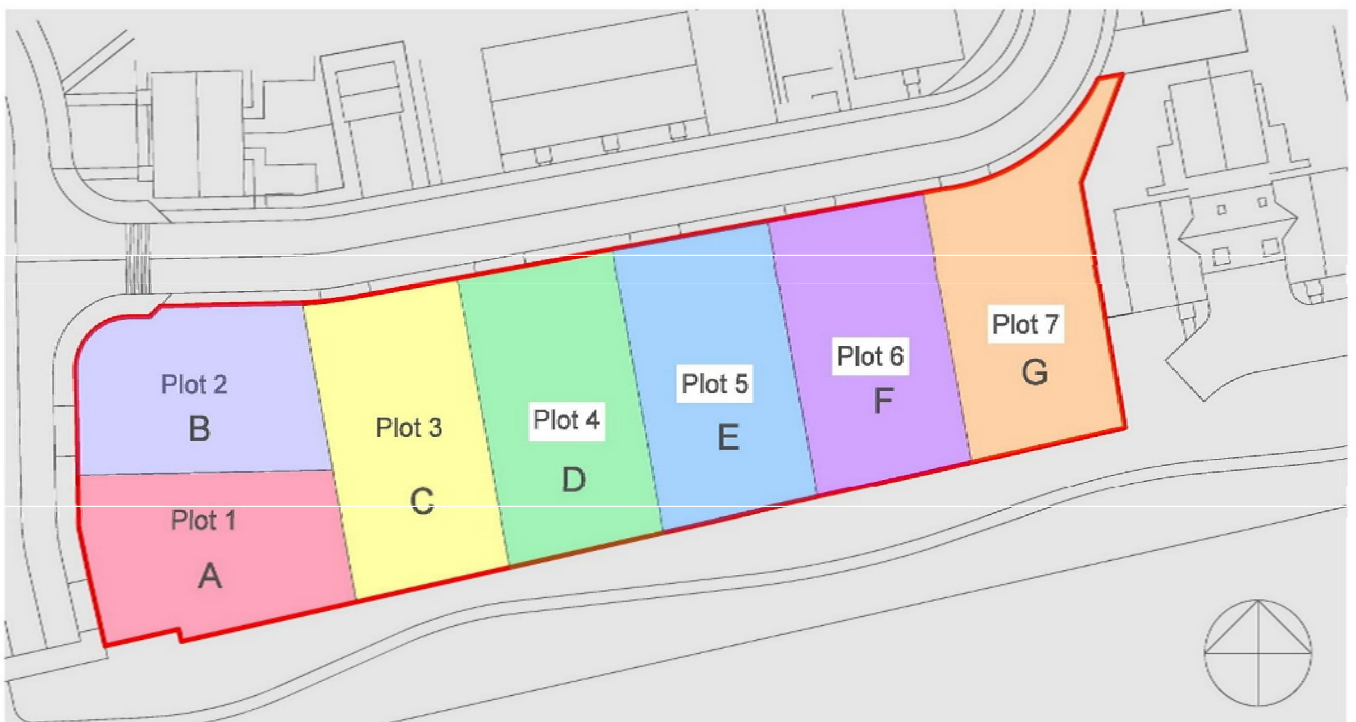
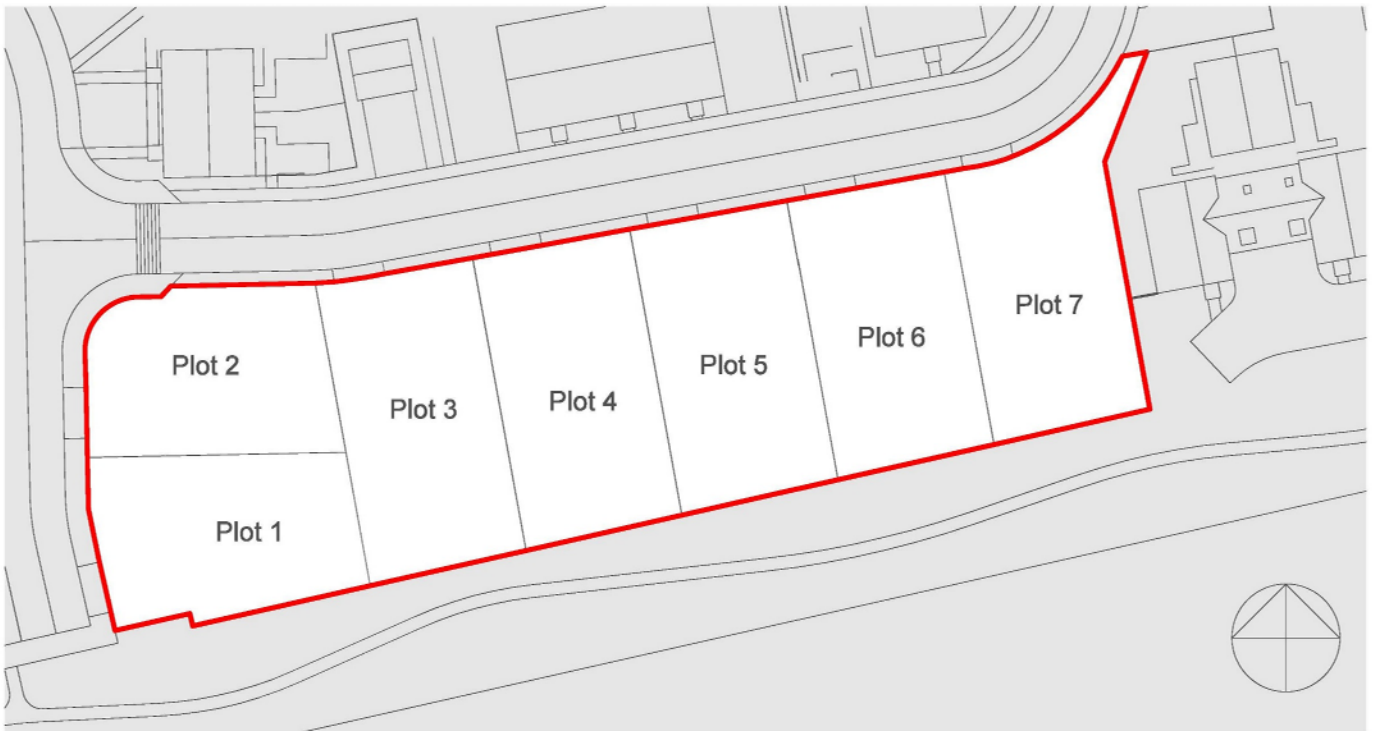
A reservation deposit of £1,000 will be required. For further conditions on the reservation agreement please speak to the selling agent. Plot sales must be completed within 6 months of the plot reservation.

If the sale of the plot has not been completed within 6 months of the plot reservation, then Hopkins Homes reserve the right to remarket the plot accordingly. On exchange of contracts a 10% deposit will be payable (less the £1,000 reservation fee already paid) and with legal completion on a mutually agreeable date shortly thereafter.

Reserved Matters Application

Plot owners must submit a Reserved Matters Application to East Suffolk District Council within 6 months of completing the purchase of the plot, although all house designs must be approved by Hopkins Homes before these are submitted to East Suffolk Council. The construction of the dwelling on the plot must be completed within 18 months of receiving full planning permission.

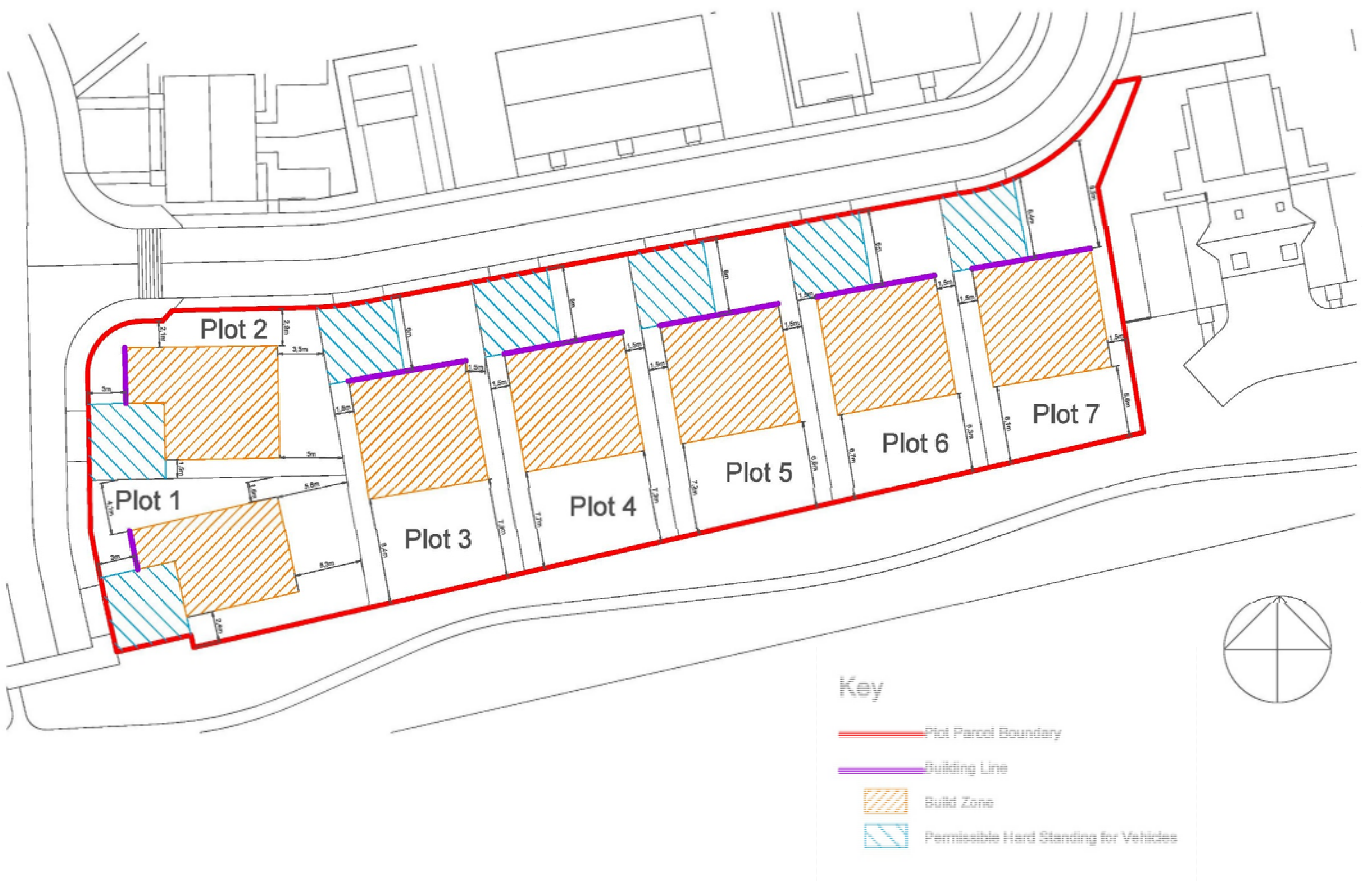
Indicative Plot Layout Plan



Indicative Site Layout Plans



Build Zone Plan



Aerial Site Pictures — May 2026





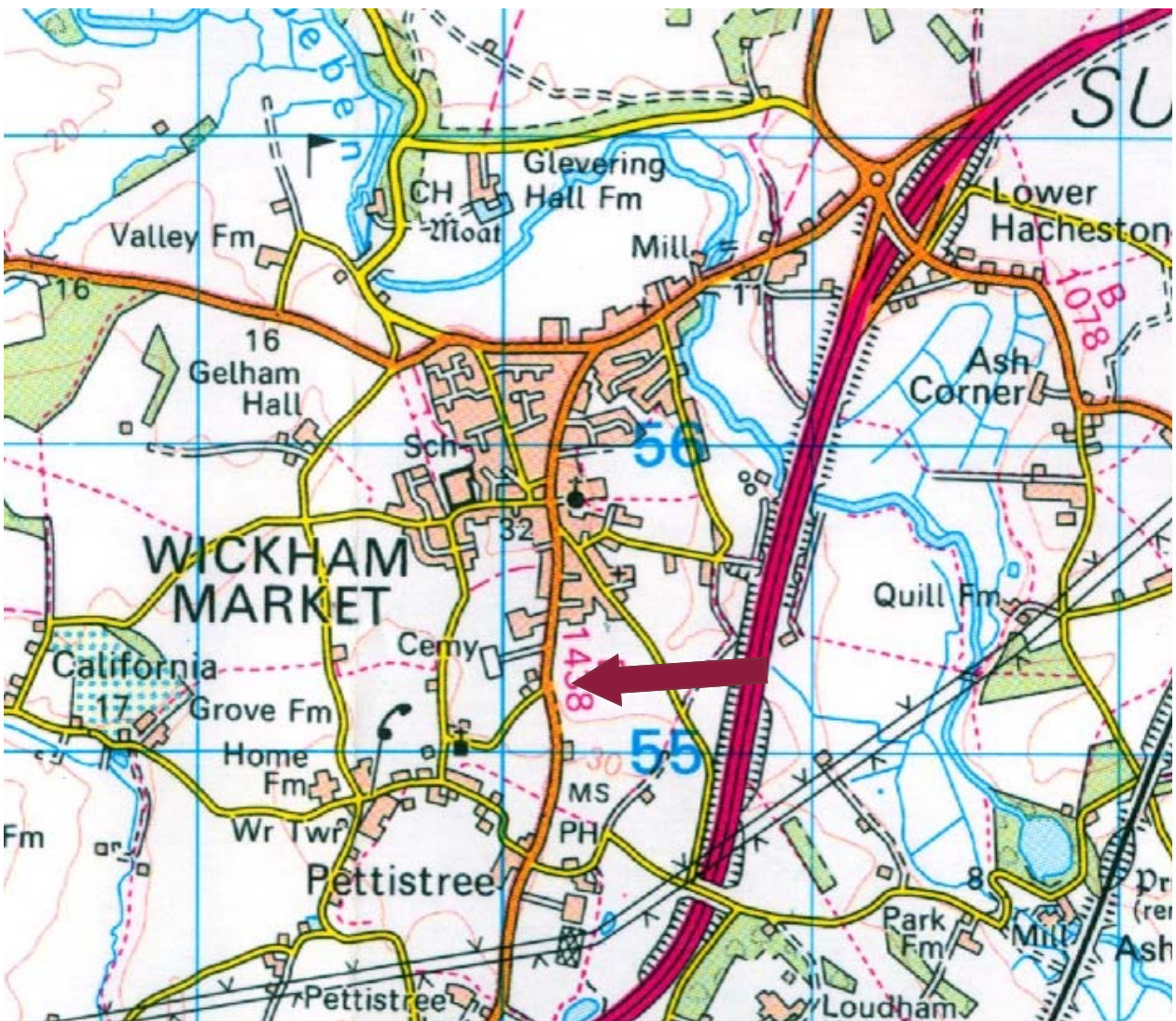
NOTES

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.

Directions

Heading south out of Wickham Market on the B1438 towards the A12, the Wickham Gate site will be found on the left hand side. Turn left into the main entrance (Observer Road), taking the second turning on the left into Robin Close where the location of the 'self-build' plots will be found on the right hand side.

For those using the What3words app: /// races.cabbage.bloom



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