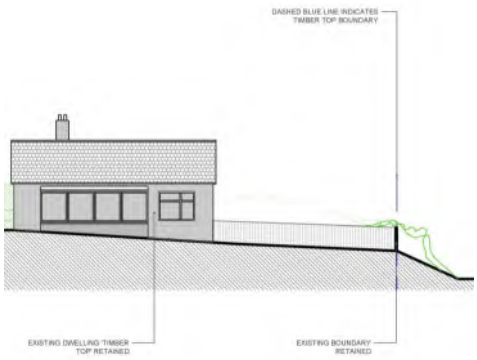
Chartered Surveyors / Estate Agents

Clarke & Simpson









Plot Adjacent to Timber Top, Sizewell Gap, Sizewell, Suffolk IP16 4UH

A building plot with permission to construct a contemporary two bedroom detached dwelling with stunning views of the sea, adjacent to the beach at Sizewell.

Guide Price £200,000 Freehold

P7919C

Summary
Planning permission for a detached house that would comprise on the ground floor, two double bedrooms, two shower rooms, utility room, and on the first floor, kitchen/dining room and a living room with fine sea views. Off road parking and garden.

Location
The property is situated close to the beach at Sizewell Gap. It offers direct access to all the local area has to offer including not only the beach and the sea but delightful coastal walks. By road, within 5 miles is Thorpeness and 6 miles, Aldeburgh. Leiston is 2 miles.

Description
A planning appeal was granted by the planning inspectorate for the construction of a two bedroom family dwelling with associated amenity space, parking and landscaping on 26th November 2025 under appeal reference APP/X3540/W/24/3358090. Some of the plans associated with the approved planning appeal (originally submitted to East Suffolk Council under reference DC/24/1956/FUL) are included in these particulars with further documents available on the East Suffolk planning website.

The proposed dwelling will extend to approximately 1444 sq.ft (134m2). The proposed accommodation comprises of an entrance hall, two ground floor bedroom, two shower rooms and a utility room. On the first floor will be a kitchen/dining room and a living room which will take full advantage of views over the beach towards the sea.

Outside
The property will have garden space along with off road parking from a shared driveway.

CIL
East Suffolk Council's Infrastructure Team have confirmed that the CIL liability is £13,013.14. However, this is indexed linked. The buyer will be responsible for any CIL payments. Should an owner/builder purchase the barn for their own use, it may be possible to apply for an exemption. Interested parties should carry out their own investigations. A copy of the CIL Liability Notice is available from the agent.

Directions
Entering Sizewell from Leiston, pass the Vulcan Arms pub on the righthand side and before bearing round to the left into the main part of the village, turn right onto a track, and then turn right into the driveway of the plot/Timber Top.

What3Words:///pads.jets.flickers

Viewing At any reasonable hour having informed the agents of your intention to view.

Services It is understood that mains electricity, water and drainage are within the vicinity but there are no services connected to the plot itself. Prospective purchasers should make their own enquiries with this regard.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

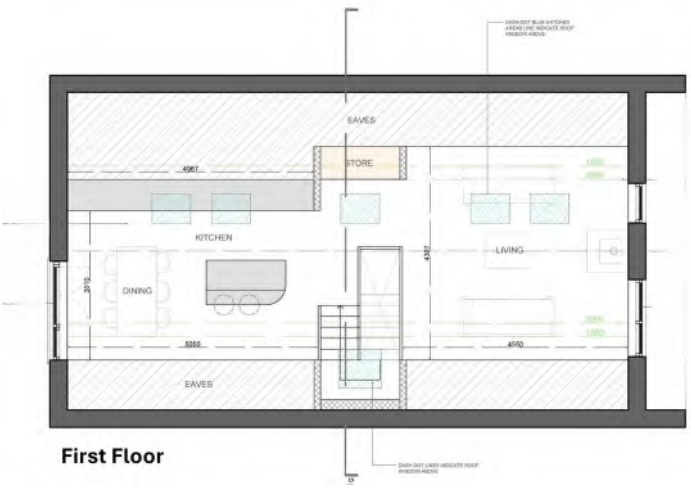
Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

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

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. The property is located close to Sizewell Nuclear Power Plant.



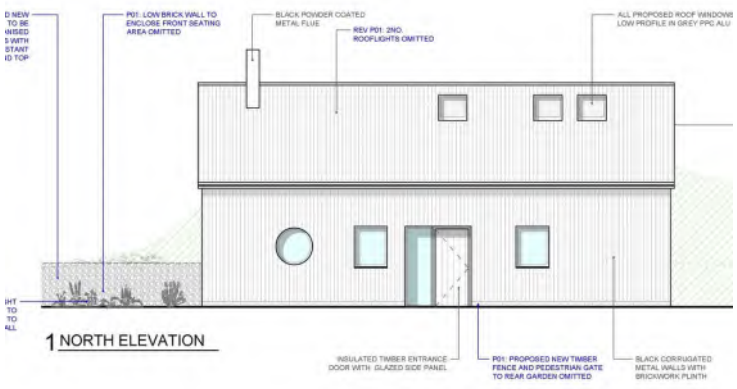
First Floor



Ground Floor

Indicative Only – To be pegged and surveyed





1 NORTH ELEVATION



WEST ELEVATION



Clarke & Simpson

Well Close Square, Framlingham, Suffolk IP13 9DU

01728 724200 Option 1

email@clarkeandsimpson.co.uk

www.clarkeandsimpson.co.uk

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

Clarke & Simpson