

Plot 1, Hillbrow Farm

Tuddenham Lane, Witnesham, IP6 9HL

FINE & COUNTRY



An increasingly rare opportunity to acquire a substantial building plot extending to approximately two acres, occupying an enviable position on the outskirts of the desirable Suffolk village of Witnesham. Enjoying beautiful views across the picturesque Fynn Valley, the plot benefits from planning permission for an architecturally designed, contemporary four-bedroom residence extending to approximately 2,300 sq ft, including an integral double garage, together with a separate studio building of approximately 1,000 sq ft.

KEY FEATURES

- **Exceptional building plot extending to approximately 2 acres (0.81 hectares)**
- **Beautiful elevated setting with far-reaching views across the Fynn Valley**
- **Planning permission for a contemporary four-bedroom detached residence**
- **Approximately 2,300 sq. ft of proposed accommodation, including double garage**
- **Separate studio building extending to approximately 1,000 sq. ft.**
- **Impressive open-plan living accommodation designed to embrace the countryside views**
- **Principal and guest bedrooms with en-suite facilities**
- **Extensive gardens and grounds extending towards the River Fynn**
- **Exciting opportunity to create a bespoke home in a sought-after Suffolk location**
- **Convenient access to Ipswich, Woodbridge and surrounding villages**





Property Description

Designed to complement its natural surroundings, the proposed residence combines contemporary architectural styling with thoughtfully planned, predominantly single-storey accommodation. At the heart of the home will be an impressive open-plan kitchen and dining area, creating a wonderful space for everyday living and entertaining. A separate living room will enjoy views across the landscaped gardens and towards the Fynn Valley, with generous glazing designed to maximise natural light and connect the interior with the surrounding landscape.

The bedroom accommodation will comprise a principal bedroom with en-suite facilities, a guest bedroom also benefiting from an en-suite, and two further double bedrooms served by a family bathroom. A separate WC and utility room will provide additional practicality.
An integral double garage completes the proposed main residence.



The Studio

A particularly attractive feature of the development is the proposed detached studio building, extending to approximately 1,000 sq ft.
Offering considerable flexibility, this substantial additional building presents opportunities for a dedicated home office, gymnasium, cinema room, creative studio or ancillary accommodation, subject to any necessary consents.
Its position within the grounds allows the studio to enjoy a degree of independence from the principal residence, making it especially appealing to purchasers seeking adaptable accommodation suited to modern lifestyles.

Gardens and Grounds

The setting is undoubtedly one of the most compelling aspects of this opportunity.
Extending to approximately two acres, the grounds offer an exceptional sense of space and privacy, with established landscape features and attractive views across the surrounding countryside.
The proposed landscaping incorporates terraced areas adjoining the principal living accommodation, providing the opportunity to create beautiful outdoor entertaining spaces overlooking the Fynn Valley.
Beyond the immediate gardens, the land extends towards the River Fynn, offering the potential to establish a truly special countryside retreat.
Indicative computer-generated images illustrate how the grounds might be transformed, including the possibility of a swimming pond and padel court. Such additional features would be subject to the necessary planning permissions and consents.
Further amenity or paddock land to the north may also be available by separate negotiation.



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 and 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 £38,092.49 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.

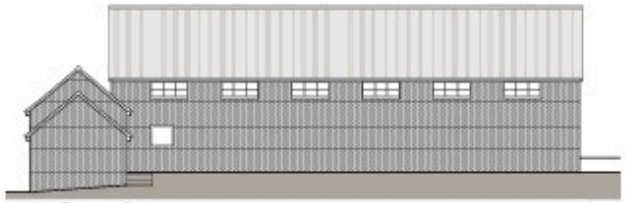
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Service and Additional Information

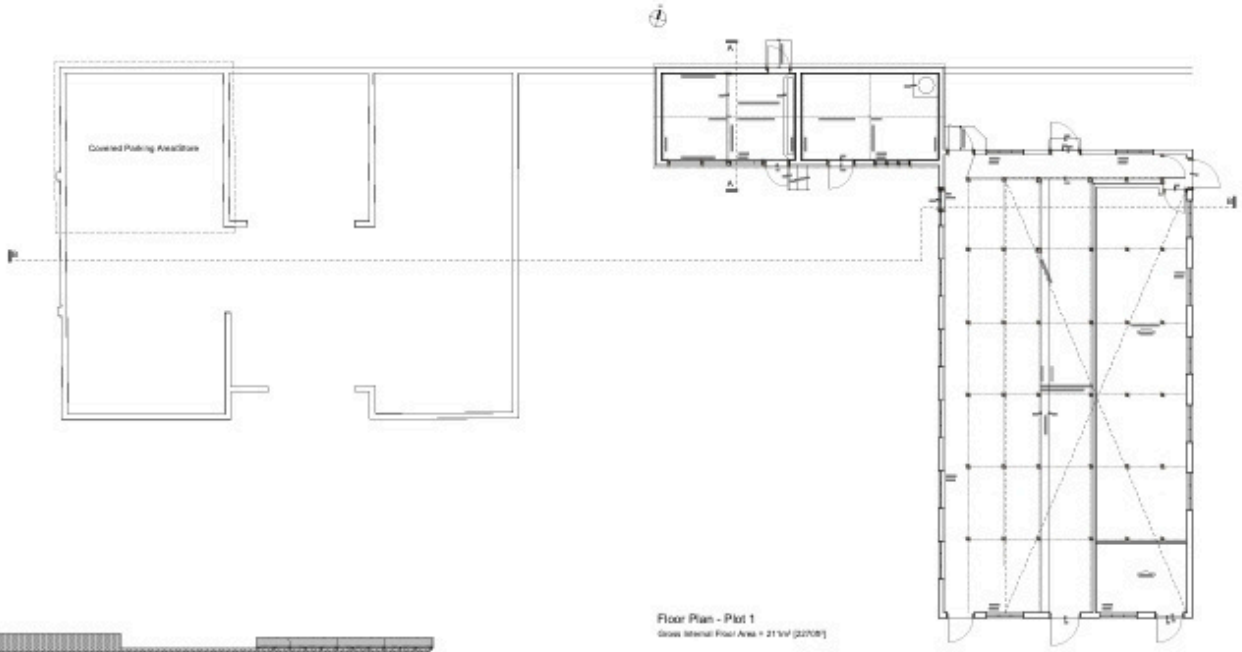
What Three Words Location Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...What 3 words ///flank.family.swung
Air Source Heat Pump Central Heating
Mains Electricity, Water, Septic tank
Broadband Available – Fibre to the home but please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
East Suffolk District Council
Band TBC

Please note: Details relating to services, specifications, accommodation and proposed development completion dates should be independently verified before publication.

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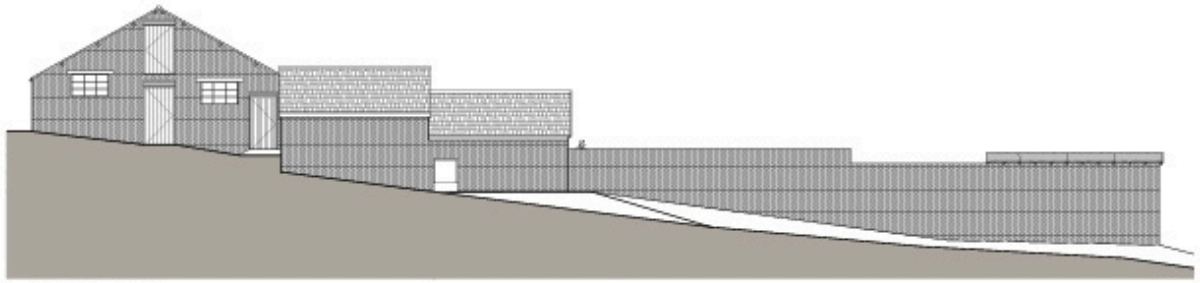


West Elevation - Plot 1

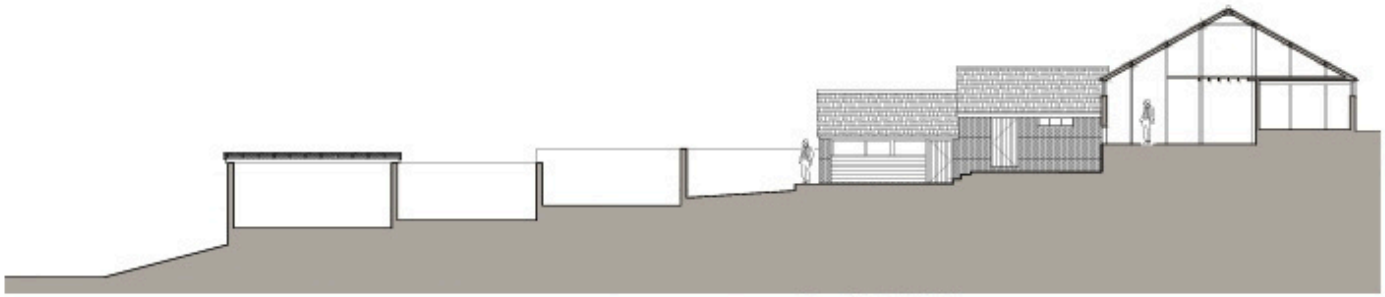


Floor Plan - Plot 1

Gross Internal Floor Area = 211 M² (2270ft²)



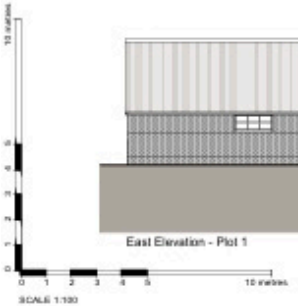
North Elevation - Plot 1



Sectional Elevation BB - Plot 1



Section AA





East Elevation - Plot 1



South Elevation - Plot 1

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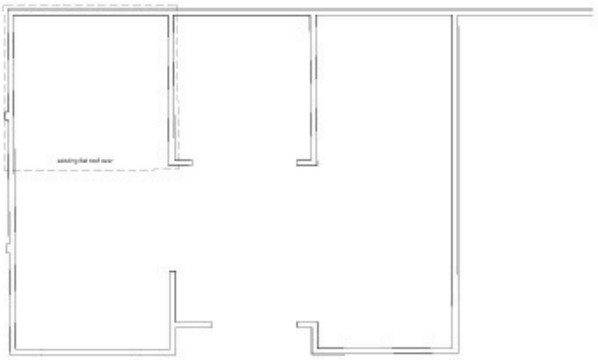
Ferry Quay House, Ferry Quay, Woodbridge, Suffolk, IP12 1BW · 01394 698299 · info@peterwellsarchitects.co.uk

Project :	Hillbrow Farm, Sandy Lane, Witnesham, Suffolk IP6 9HL				
Dwg Title :	PLOT 1 - Existing Plans, Sections & Elevations				
Client :	Beechlake Developments Ltd			Dwg Status :	Planning
Date :	Nov. 2023	Scale :	1:100 @ A1	Dwg No :	PW1229_PL302

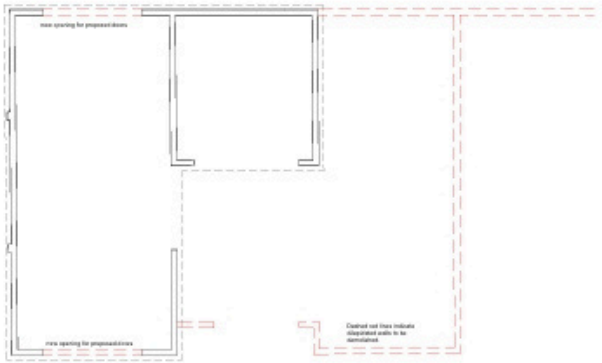
Revision :

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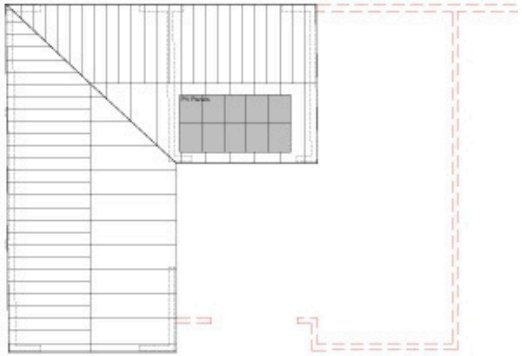
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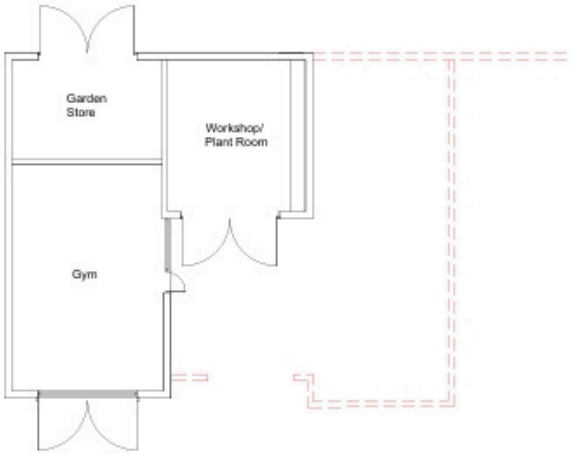
Existing Walls



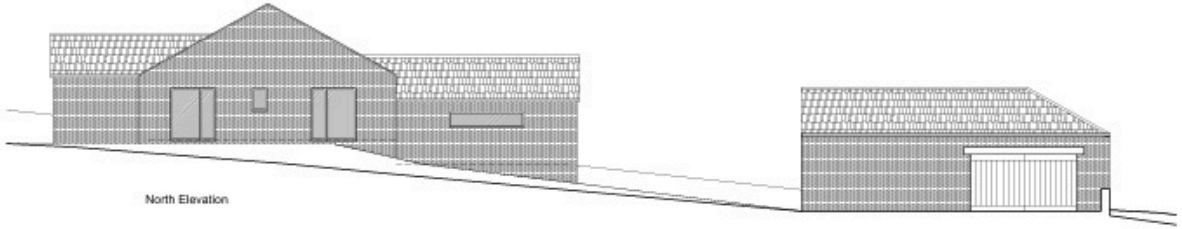
Demolition Plan



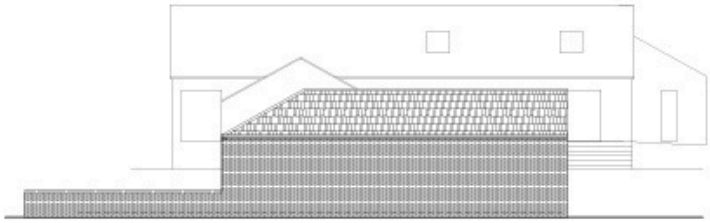
New Roof (same form as historic roof)



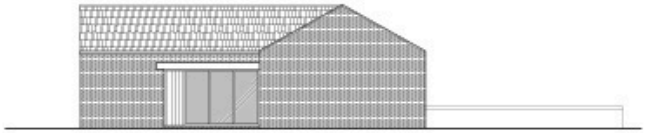
Proposed Outbuilding



North Elevation

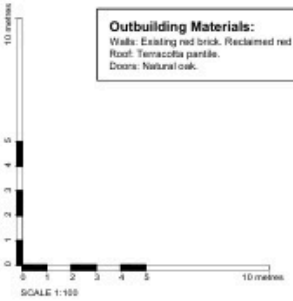


West Elevation



East Elevation

Outbuilding Materials:
Walls: Existing red brick. Reclaimed red brick used to rebuild where necessary.
Roof: Terracotta pantile.
Doors: Natural oak.





South Elevation

19.09.23	C	Garage converted to Outbuilding		John	PW
03.08.23	B	Amendments to elevations		John	PW
22.03.23	A	Proposed outbuilding amended		John	PW
Date	Revision	Description		Drawn	Checked

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Project :	Hillbrow Farm, Sandy Lane, Witnesham, Suffolk IP6 9HL				
Drg. Title :	Plot 1 Garage & Workshop - Plans & Elevation				
Client :	Beechlake Developments Ltd		Drg. Status :	Planning	
Date :	Nov. 2023	Scale : 1:100 @ A1	Drg. No. :	PW1229_PL304	Revision : C

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