

A extended 1930s four bedroom detached house, that now requires complete renovation, occupying a generous plot of over half an acre and adjoining the Suffolk Showground in Nacton.



Guide Price

£495,000

Freehold

Ref: P7677/J

Address

Heath Lodge
Elham Drive
Nacton
Suffolk
IP10 0DG



Entrance hall, 24' sitting room, dining room, kitchen, study, garden room, box room, shower room and separate WC.

Four bedrooms and family shower room.

Attached double garage.

Gardens and grounds extending to approximately 0.65 acres (0.27 hectares).

Contact Us



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And at The London Office
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Location

Heath Lodge is set well back from the Felixstowe Road, accessed via Elmham Drive, in the Parish of Nacton. Nacton is located just under 5 miles to the south-east of the County Town of Ipswich, close to the banks of the River Orwell. The village itself, with its population of approximately 4,600, benefits from a well supported village shop, Orwell Stores, a Church of England Primary school, village hall and church. Nacton is also home to the Orwell Park Preparatory School. Just over a mile away is the village of Levington, with its Marina and well regarded pub, The Ship. The County Town of Ipswich is just under 5 miles to the north-west, and with a population of over 150,000, offers all the day to day shopping and recreational facilities one would expect, together with very good schooling in both the state and private sectors. Ipswich and the surrounding area also benefit from good road links to London and the south-east via the A12 and M25, and the Midlands via the A14. Ipswich also offers a direct rail link to London with journey times taking just over the hour. The coastal town of Felixstowe, with its international container port, is approximately 7 miles to the south-east, whilst the popular and historic market town of Woodbridge is approximately 8 miles to the north-east.

Description

Heath Lodge comprises an extended four bedroom house, that we understand dates from the 1930s, occupying a generous plot of over half an acre that adjoins the Suffolk Showground. The property is set well back from the Felixstowe Road, and approached via Elmham Drive, that is shared with nearby/neighbouring occupiers. A five-bar gate opens onto a sweeping driveway, that leads to a parking and turning area immediately beside the property. In all, the accommodation extends to nearly 2,200 (204 sqm) and comprises a generous entrance hall for receiving guests, a 24' sitting room with glazed patio doors that offer good views of the garden and direct access to the patio, together with a feature fireplace. In addition there is a dining room, kitchen, study, garden room, boxroom, shower room and separate WC. Attached to the games room and box room is the double garage. On the first floor there are two double bedrooms, two single bedrooms and a family shower room.

Heath Lodge occupies a delightful, peaceful location adjoining the Suffolk Showground. The property now requires a full programme of renovation and refurbishment, and offers a fantastic opportunity for a new purchaser to create an impressive new home on a generous plot of over half an acre. The property also provides tremendous scope to be extended and remodelled - particularly above the sizeable sitting room and potentially incorporating the double garage - subject to the necessary consents. Heath Lodge sits centrally within its plot, which extends to approximately 0.65 acres (0.27 hectares) in all. The gardens and ground have been left to their own devices in recent years, but mature trees along the boundaries provide a good degree of privacy. Facing almost due west, the large rear garden enjoys the sun during the afternoon and into the evening.

Prospective purchasers should note that access will only be granted to the front driveway, and a right of way will not be permitted across the Suffolk Showground to access the double garage at the rear. Instead, we anticipate that, as part of an overarching renovation and refurbishment scheme, a new garage will be created elsewhere on the site.

Overage

The vendors intend to sell the property with an overage provision concerning any additional property/properties developed on the site for a period of 25 years. If planning consent is obtained, then a percentage of the enhanced value will be payable to the vendors if such planning permission is implemented or the property sold with the benefit of such planning permission. The overage payment will be based on the value of the property with the benefit of the planning permission less the market value of the land immediately before the grant of such planning permission and with no expectation of such planning permission and will be payable immediately upon implementation of the planning permission or the sale with the benefit of planning permission. For the avoidance of doubt the overage will not capture an extension, annexe accommodation and/or ancillary B&B/holiday lets.









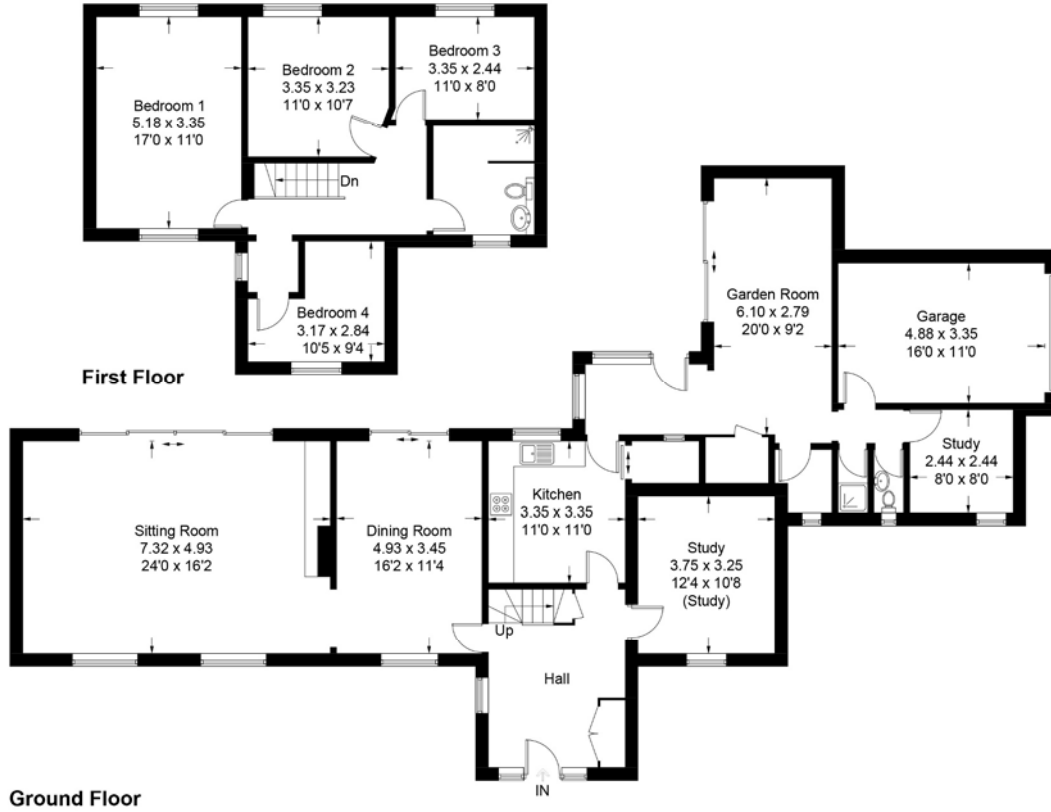






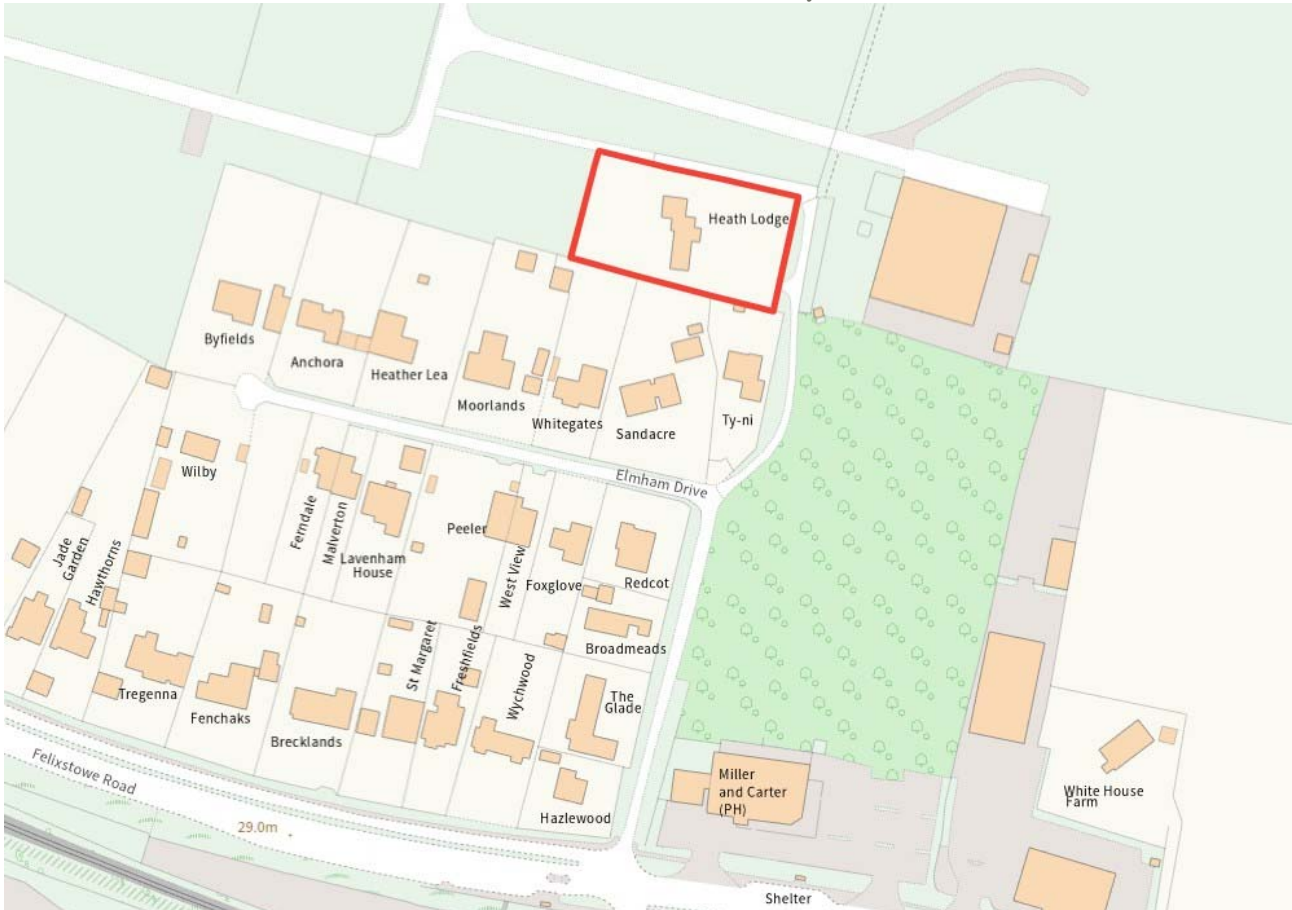
Heath Lodge, Nacton

Approximate Gross Internal Area = 217.4 sq m / 2340 sq ft
(Including Garage)



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Produced for Clarke and Simpson

Site Plan - Indicative Only





Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Private drainage system that we understand is connected to a drainage field/weep system and therefore complies with current regulations. Oil-fired boiler serving the central heating and hot water systems.

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>

EPC Rating = E (Copy available from the agents upon request).

Council Tax Band G; £3,780.82 payable per annum 2026/2027

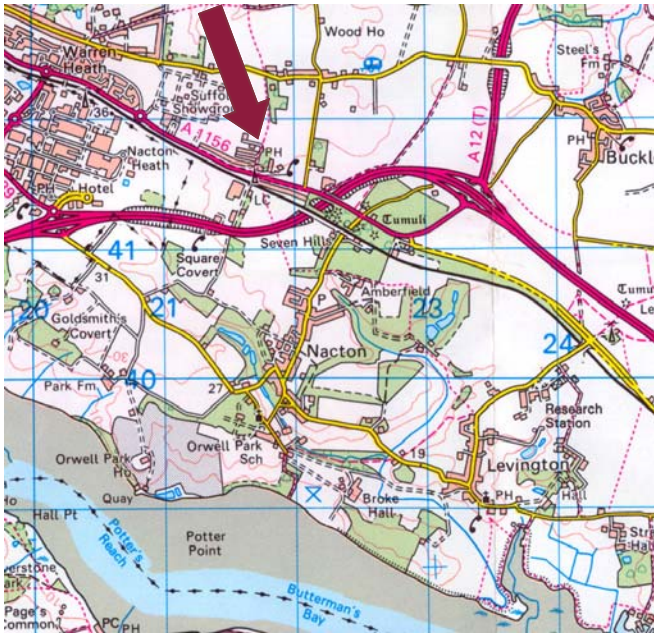
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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.

June 2026



Directions

From the Seven Hills A12/A14 junction roundabout, continue in a westerly direction along the A1156 Felixstowe Road. A short distance after the John Banks Honda garage and the Miller & Carter restaurant, take the next turning on your right into Elmham Drive. Continue along Elmham Drive, bearing right onto a track laid to hardstanding at the first left hand bend. Continue along this track where the entrance to the property will be found a short way along on the left hand side.

For those using the What3Words app:
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