

A rural development site of over 3 acres with planning permission for 6 holiday lodges, associated buildings & landscaping in the popular village of Hasketon, near Woodbridge.



Guide Price

£325,000

Freehold

Ref: P7604/J

Address

Shimmens Lot
Boulge Road
Hasketon
Woodbridge
Suffolk
IP13 6LA



A parcel of amenity land with stable block and haystore extending to approximately 3.1 acres (1.25 hectares) with planning permission for the siting of 6 holiday lodges, associated buildings and landscaping in a delightful rural location on the edge of Hasketon and close to the popular market town of Woodbridge.

Contact Us



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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 site will be found along Boulge Road, just to the north of the popular rural village of Hasketon. Hasketon lies a short distance from the historic market town of Woodbridge on the banks of the River Deben. Woodbridge has an extensive range of shops, restaurants, public houses and recreational facilities along with an excellent Marina. The town is sometimes considered the 'gateway' to the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty, which is criss-crossed by many public footpaths and other public rights of way including the Sandlings Coastal Path and Cycle Route. Just outside Melton is the World Heritage Site of Sutton Hoo. The Heritage Coast lies within about 13 miles with popular centres such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold, and offers a further choice of recreational facilities. The site has easy access to the A12, which provides largely dual carriageway driving to London and the south. The County Town of Ipswich, offering a good range of shopping and recreational facilities, including its popular marina area, is about 8 miles to the south-west and from here there are fast Inter-city rail services to London's Liverpool Street station, which are scheduled to take just over the hour.

Description

Planning permission was granted by East Suffolk Council on 24th January 2025 (Reference DC/24/2250/FUL) for the siting of 6 holiday lodges and associated landscaping. A copy of the planning permission, together with extracts of the consented plans, is included within these particulars. The planning permission provides for the siting of 6 holiday lodges on site, together with the conversion of the existing buildings to create ancillary facilities such as a garden machinery store, games room, bike store, office and site shop. The proposed bike store and office could potentially be converted to provide another lodge, subject to the necessary consents.

The existing access to the site will be retained and repurposed. From this a driveway will connect to the ancillary buildings and communal parking area serving the lodges. It is proposed that the lodges will be positioned within the western half of the site, with the eastern half providing a central open space with a fish pond, tree groups, wildflower margins and grassed areas for informal recreation/amenity space.

With the planning permission providing for holiday letting accommodation and for no other purposes, the duration of occupation by any one person, or persons, of any of the holiday units shall not exceed a period of 56 days in total in any one calendar year, unless the local planning authority agrees to any variation.

Prospective purchasers should note that the vendors sought to vary the planning permission to allow occupation of the lodges for up to 11 months in any one calendar year, but this application was refused. The application reference is DC/25/4567/VOC. A copy of the Refusal Notice is available on request.

Community Infrastructure Levy

We understand that there is no Community Infrastructure Levy (CIL) associated with this planning permission.

Biodiversity Net Gain

This permission is considered to be one that will require the approval of a Biodiversity Gain Plan before development can begin. However, the government is consulting on changes to Biodiversity Net Gain, and interested parties will need to satisfy themselves in that regard.

Services

We are advised that there are currently water and electricity connections to site, but these are unlikely to have capacity for the proposed new development having previously served the site when it was used as stables/paddocks. We understand that mains water is available in the public highway, and that foul drainage will be to new private drainage systems on site. Electricity is available nearby overhead, and the vendor has obtained estimates from UK Power Networks for a new supply via a new transformer or substation on site that will be retained by UKPN for which there are estimate quotations available ranging from £12,000 to £12,500 plus VAT. Copies of the quotation are available on request. Please note, however, that prospective purchasers will need to satisfy themselves in relation to the location and capacity of services.

Viewing

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

Local Authority

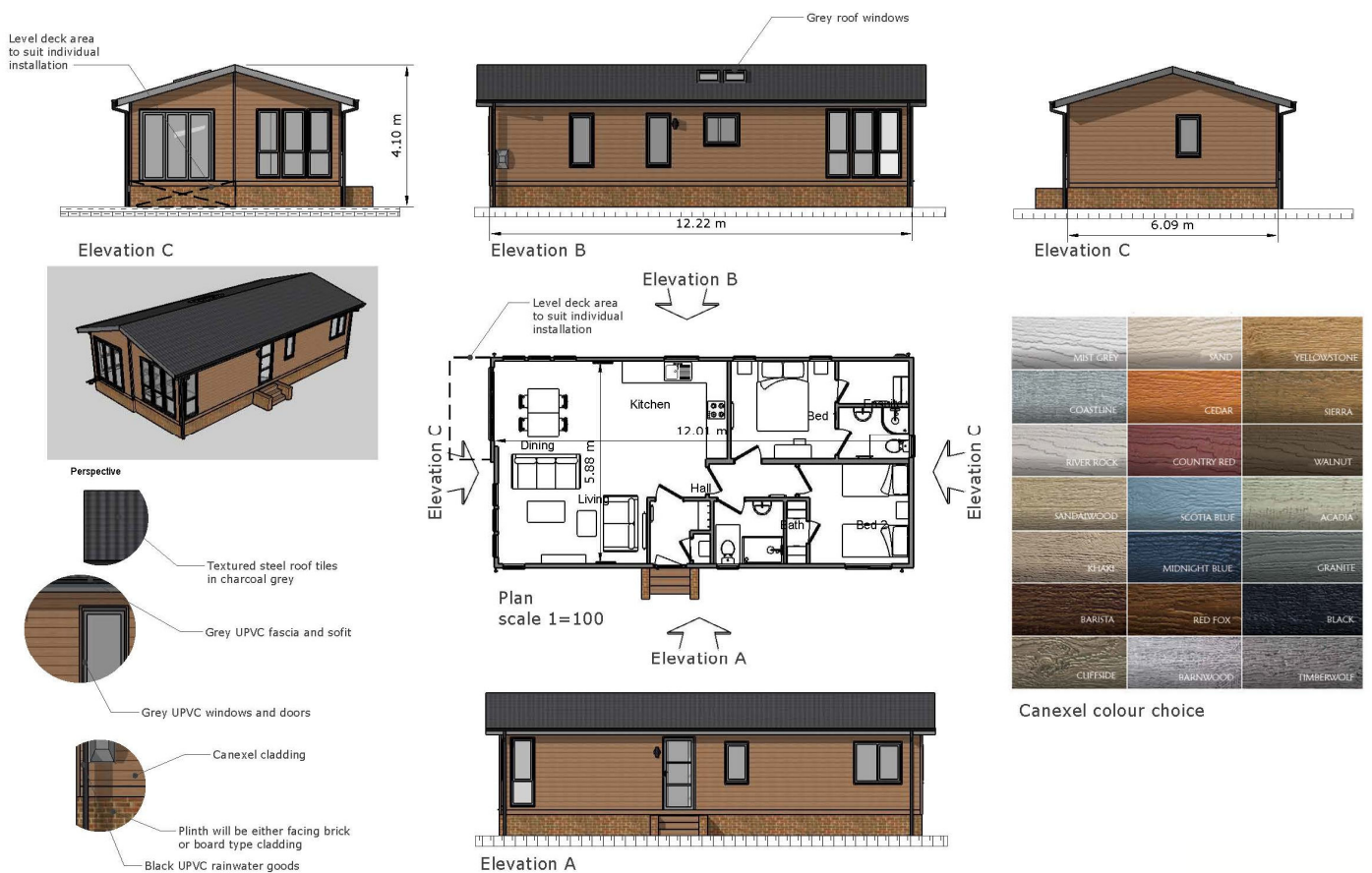
East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 0333 016 2000

Site Plan - Indicative Only





Proposed Holiday Lodge - Indicative Only



Existing Site Plan - Indicative Only



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 photographs included within these particulars were taken during the summer of 2025.

February 2026



Mr Philip Jones
Savills (UK) Limited
16 Grosvenor Court
Foregate Street
Chester
Cheshire
CH1 1HN

Planning Permission

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Our reference DC/24/2250/FUL
Date valid 12 July 2024
Site Redundant Agricultural Buildings At Shimmens Lot, Boulge Road, Hasketon
Parish Hasketon
Proposal Proposed Siting of 6 Holiday Lodges and Associated Landscaping

Permission is hereby **granted** by East Suffolk Council as local planning authority for the purposes of the Town and Country Planning Act 1990, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the council has given due weight to all material planning considerations including policies within the development plan as follows:

National Planning Policy Framework 2023

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.1 - Tourism (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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3. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Protected Species and Habitat Surveys (Anglian Ecology, 2024) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.
4. Prior to the development hereby permitted being first occupied, the vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 10 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.
5. The use shall not commence until the area(s) within the site shown in Drawing No. SK01 Rev. E for the purposes of manoeuvring and parking of vehicles has been provided, and thereafter, that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.
6. Before the development is brought into use, details of electric vehicle charging infrastructure for each holiday unit shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision of charging infrastructure for electric vehicles in accordance with Suffolk Guidance for Parking (2023).
7. Before the development is brought into use, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

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SCLP6.4 - Tourism Development outside of the AONB (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.5 - New Tourist Accommodation (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.1 - Sustainable Transport (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.34 - Strategy for the Rural Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with:

Site Plan received 19/06/2024
D&AS - APPENDIX 2 - FLOOR PLANS AND ELEVATIONS received 19/06/2024
SK01 REV.E Received 24/10/2024

for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

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8. Within 3 month(s) of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks, driveway construction, parking areas patios, hard surfaces, ecological enhancements, etc, and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.
9. The approved landscaping scheme shall be implemented not later than the first planting season following the first occupation of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.
10. Prior to the installation of any external lighting, a "lighting design strategy for biodiversity" for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented.
11. The premises herein referred to shall be used for holiday letting accommodation and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987). The duration of occupation by any one person, or persons, of any of the holiday units shall not exceed a period of 56 days in total in any one calendar year, unless the Local Planning Authority agrees in writing to any variation.

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The owners/operators of the holiday units hereby permitted shall maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The said Register shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the development is occupied only as bona-fide holiday accommodation, having regard to the tourism objectives of the Local Plan and the fact that the site is outside any area where planning permission would normally be forthcoming for permanent residential development.

12. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Biodiversity Net Gain Condition

1. **This permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun.**

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The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990
If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:
i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The customer services contact number is 0345 606 6171 and Information regarding dropped kerbs is available at <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

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A biodiversity gain plan must address all of the matters under paragraph 14(2) of Schedule 7A to the Town and Country Planning Act 1990 and Article 37C(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

In addition, where development is not to proceed in phases, the matters specified under Article 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 must also be addressed.

Biodiversity Net Gain Details
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission is East Suffolk Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in the relevant legislation.

Based on the information available this **permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun** because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

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Yours sincerely,

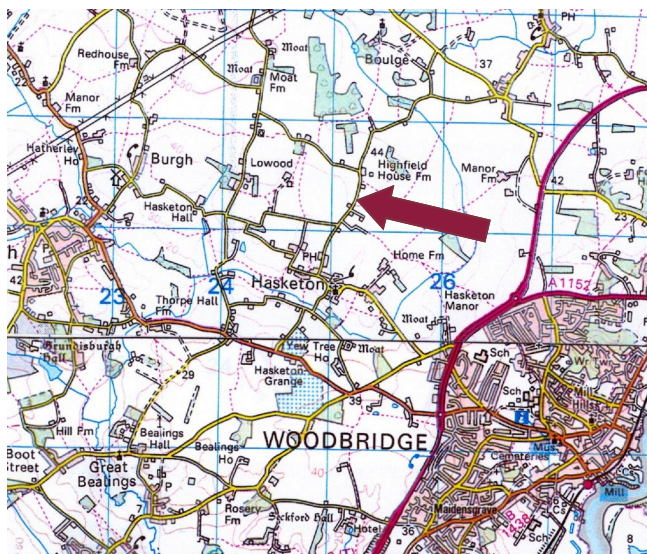
Ben Woolnough MRTPI | Head of Planning, Building Control and Coastal Management
East Suffolk Council

Date: 24 January 2025

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Directions

Proceeding north along the Woodbridge A12 bypass, continue past the Shell garage, taking the third turning on the left into Manor Road. Take the next turning on the right where signposted to Hasketon and continue into the village. Proceed through the village out on to the Boulge Road and the property is situated on the right hand side, shortly before Highfield House Farm.

For those using the What3Words app:
[///blacken.deflection.hint](https://www.what3words.com/#!/blacken.deflection.hint)



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