

An impressive building plot of approximately half an acre, adjoining open agricultural land to the west, with planning permission to create a stunning contemporary house on the edge of the rural village of Hacheston.



Guide Price

£325,000

Freehold

Ref: P7865/J

Address

Building Plot along
Easton Lane
Hacheston
Suffolk
IP13 0DX



A building plot extending to approximately 0.5 acres (0.2 hectares) with implemented planning permission for the creation of a stunning, contemporary designed four/five bedroom dwelling.

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 plot will be found along Easton Lane, on the outskirts of the well regarded village of Hacheston and almost equidistant between the historic market centres of Framlingham and Wickham Market. Both Framlingham and Wickham Market offer good local eating and shopping facilities as well as primary schools, with Framlingham also having a secondary school, Thomas Mills High School, and Framlingham College. Hacheston is a hub of activity with its village hall offering all manner of events and clubs. There is also an excellent farm shop and nursery. The village of Easton is within easy cycling distance and here there is a superb pub, The White Horse; Easton Farm Park; a bowls club and cricket club. The Heritage Coast is within about 10 miles with the popular centres including Orford, Thorpeness, Aldeburgh, Walberswick and Southwold all being within easy reach. Woodbridge is within about 7 miles, whilst the County Town of Ipswich lies about 15 miles to the south-west, offering frequent mainline railway services to London's Liverpool Street Station. There is also a station just a 5 minute drive away at Campsea Ashe with connecting services to Ipswich.

Description

Planning permission was granted on 1st October 2021 (Ref: DC/21/3339/FUL) for the creation of a new dwelling and detached garage, in conjunction with the alteration and extension of the neighbouring dwelling, Terra Cotta. The aforementioned planning permission was lawfully implemented within the three year timeframe as confirmed by a Certificate of Lawfulness dated 4th March 2026 which secures the permission in perpetuity - (Ref: DC/26/0143/CLE). Extracts of the consented plans are included within these particulars.

In all, the proposed dwelling will extend to approximately 2,790 sq. ft (258 sqm) comprising an entrance hall, sitting room, open plan kitchen/dining/living room with openings onto the garden, study/bedroom five, utility room, shower room and cloakroom on the ground floor. On the first floor there will be an impressive master bedroom suite with wrap-around balcony taking in the impressive countryside views to the west, a dressing area and en-suite bathroom. In addition, the first floor accommodation will offer a guest double bedroom with en-suite shower room, two further double bedrooms and a family bathroom.

Outside there will be a generous driveway that leads to a detached triple cartlodge that could accommodate a separate office, gym or swimming pool, subject to any necessary consents. In addition there are proposed paved pathways and patio areas that adjoin the property and a sizable garden beyond, which is sufficiently large enough for a study or work from home facility - again, subject to the necessary consents.

The drawings that accompany the planning permission provide for a mixture of black vertical board cladding on the side elevations, together with horizontal cedar cladding on the gable elevations. The roof will be in natural slate, whilst the proposed windows have black frames and the balcony incorporating glass balustrades.

Whilst this planning permission has been implemented, prospective purchasers could revisit the scale, design and massing by way of a new planning permission or, possibly, variation of condition, to create an alternative dwelling of more modest proportions if required, subject to the necessary consents.

Community Infrastructure Levy

The planning permission is subject to a Community Infrastructure Levy (CIL) payment. However, this will be settled in full by the vendors.

Services

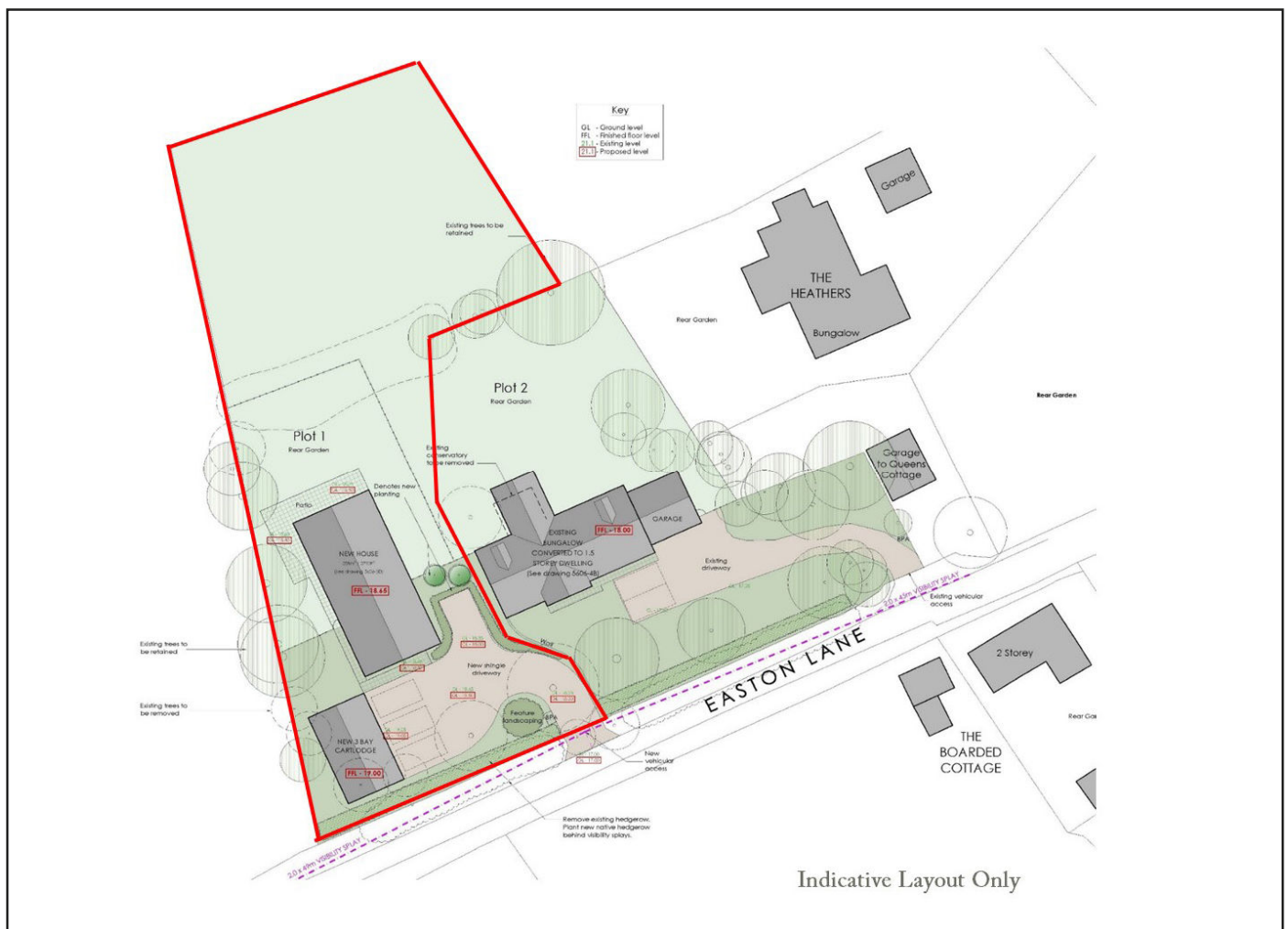
We understand that mains water and mains gas is available in the public highway and electricity is available nearby. We understand that drainage will be by way of a new private treatment plant, that the purchaser will install. However, it will be for the purchaser to satisfy themselves in relation to the capacity and location of services.

Viewing

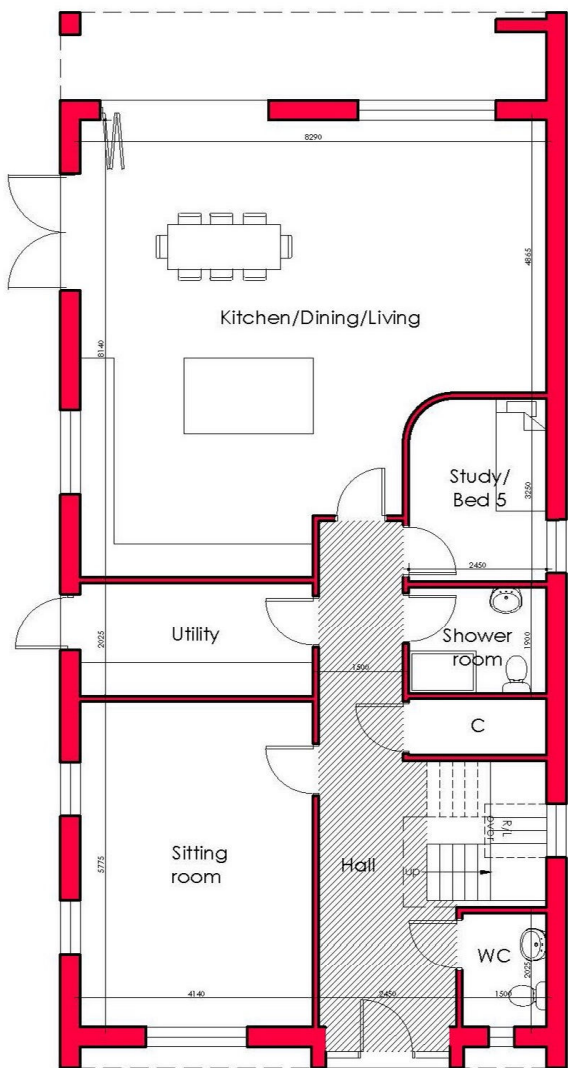
By prior appointment with the agents and thereafter at any time with particulars in hand.

Local Authority

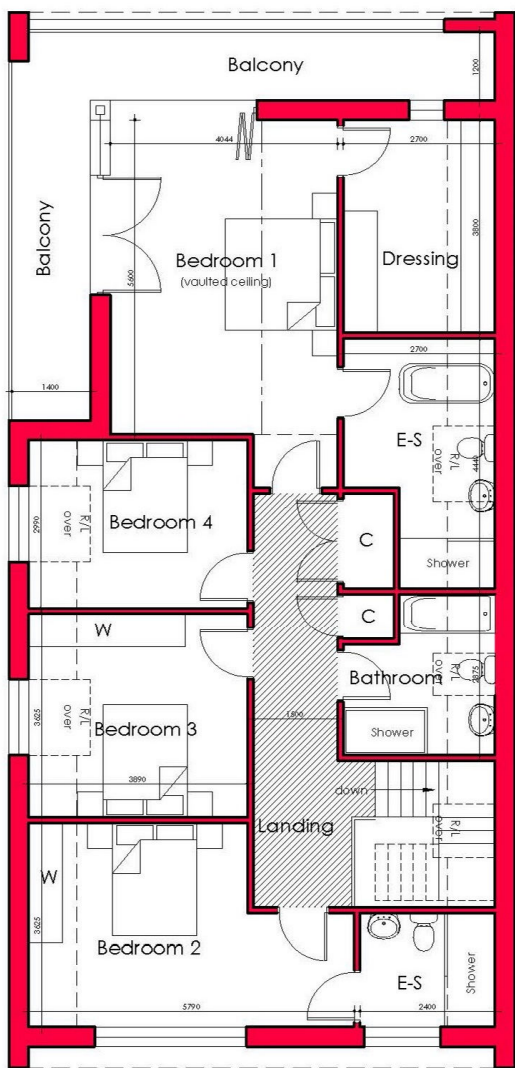
East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 0333 0162000.



Proposed Floorplan - Indicative Only



Ground Floor Plan
133m² / 1440ft²



First Floor Plan
125m² / 1350ft²

TOTAL GIFA 258m² / 2790ft²

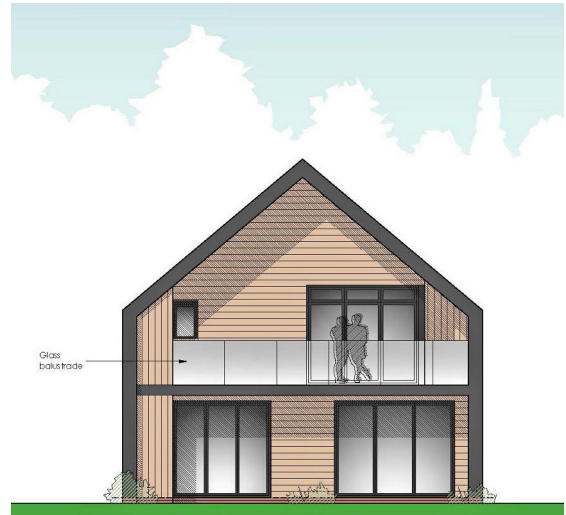
Proposed Garage Elevations - Indicative Only



Proposed Elevations - Indicative Only



Front Elevation - s



Rear Elevation - n



Side Elevation - w



Side Elevation - e

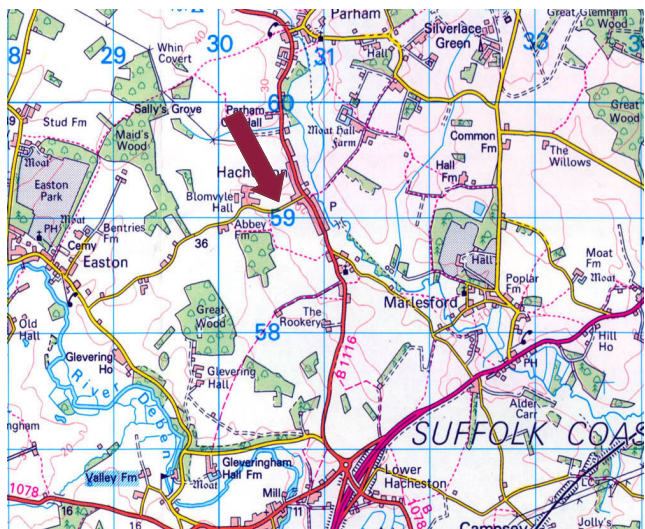




NOTES

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. Please note that all images are CGIs (Computer Generated Images) and for illustrative purposes only.

July 2026



Directions

Proceeding in a northerly direction on the A12, take the junction where signposted to Framlingham, Wickham Market and Orford. At the top of the slip road turn left and proceed straight over the next roundabout. Continue along the B1116 into the centre of Hacheston, turning left onto Easton Lane where signposted to Easton. The plot will be found a short way along on the right hand side.

For those using the What3Words app:
///remedy.mission.downcast



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.