

*A choice of three impressive building plots, each with planning permission for a contemporary styled four double bedroom detached house with double garage, overlooking open farmland in the rural village of Sweffling, within the Alde Valley.*



#### Guide Price

**From £195,000**

**Freehold**

**Ref: P7412/J**

#### Address

**Plots at White House Barns**

**Glemham Road**

**Sweffling**

**Suffolk**

**IP17 2BQ**

A choice of three impressive building plots, each benefitting from planning permission for a contemporary styled four double bedroom detached house with double garage on individual plots adjoining open agricultural land in the beautiful rural village of Sweffling, within the Alde Valley.

#### 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 site is set along Glemham Road, a short distance to the south of the centre of the village of Sweffling. The village has a terrific community feel with events taking place at the village hall and also at the award winning pub, The White Horse. Sweffling is situated amidst gently undulating countryside around the upper reaches of the River Alde. The historic market town of Framlingham lies within 5 miles and has excellent schools in both the state and private sectors, as well as good day-to-day shopping facilities. The town is best known for its fine medieval castle. Saxmundham lies about 4 miles to the east. Here there are Waitrose and Tesco supermarkets and a railway station with trains to Ipswich and, in turn, London's Liverpool Street station, which take just over the hour. The Heritage Coast at Aldeburgh lies some 9 miles away, with Dunwich and the Minsmere Bird Reserve being about 12 miles to the east.

## Description

A hybrid Outline Planning Permission was granted by East Suffolk Council on 19th May 2023 - Planning Permission Reference DC/22/3124/OUT for the redevelopment of the White House Barns site to create three impressive new dwellings, following which all reserved matters and conditions were discharged/approved. These plots are being offered for sale separately as an exciting opportunity for a self-builder to create a stunning, bespoke new homes in the beautiful rural village of Swelling within the Alde Valley. Each of the proposed houses is of a similar design, and all extending to over 2,100 sq ft (198 sqm). The styling is contemporary including larch cladding, London Stock red facing brick work, natural slate roofing and aluminium windows in dark grey.

Extracts of the consented layout plan, elevations and floorplans are included within these particulars, but are for indicative purposes only. A summary of the proposed plots is below.

| Plot Number | Approx Plot Area Acre | Approx GIA Sq Ft | Approx GIA Sqm | Guide Price |
|-------------|-----------------------|------------------|----------------|-------------|
| 1           | 0.23                  | 2,130            | 198            | £195,000    |
| 2           | 0.27                  | 2,262            | 210            | £225,000    |
| 3           | 0.32                  | 2,130            | 198            | £220,000    |

## Design & Build Opportunity

The planning permission for this development provides for the proposed dwellings to be phased. This would allow for purchasers to largely 'design and build' their own individual property with the vendors dealing with the demolition of the existing buildings on site and installation of the access road, highway access and service connections. Any significant departure from the approved plans will require consultation with the local planning authority. The vendor and their consultant developer can offer a 'turnkey' development package and manage the construction of the proposed dwelling to completion if required.

## CIL

Any future detailed planning permission will be subject to the local planning authority's Community Infrastructure Levy (CIL). At this stage, with it being an outline planning permission or a hybrid outline planning permission, there is no CIL Liability Notice and that amount/figure will only be confirmed once detailed planning permission has been approved. 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. Any detailed enquiries relating to CIL should be referred to the local planning authority, East Suffolk Council; [cil@eastsoffolk.gov.uk](mailto:cil@eastsoffolk.gov.uk).

## Services

The vendors will arrange for mains electricity and water to be connected to the edge of each plot being purchased. It is anticipated that drainage will be via a new sewage treatment plant located within the extent of each plot.

### **Development Timescale**

Currently the site still comprises a range of former agricultural barns. It is the intention of the vendor to demolish and clear these buildings as well as installing the aforementioned access road, Highway access and service connections between exchange of contracts and completion of the initial plot sale.

### **Local Authority**

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

### **Architects**

High Design Consultants Ltd, 15 Peel Street, London W8 7PA; Tel: 07776 137919  
Email: mjliverman@highdes.co.uk

### **Viewing**

By prior appointment with the selling agents.



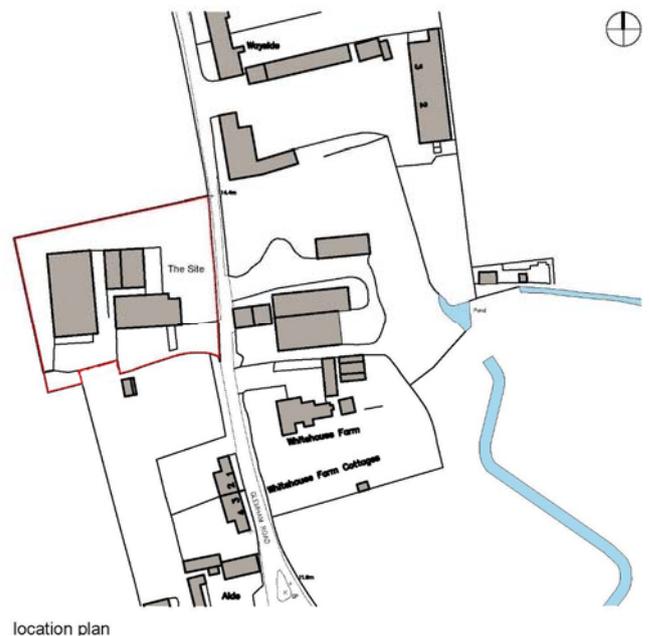
## Site Plan — Indicative Only



### 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. Prospective purchasers should note that the neighbour to the south benefits from a right of way over the access.

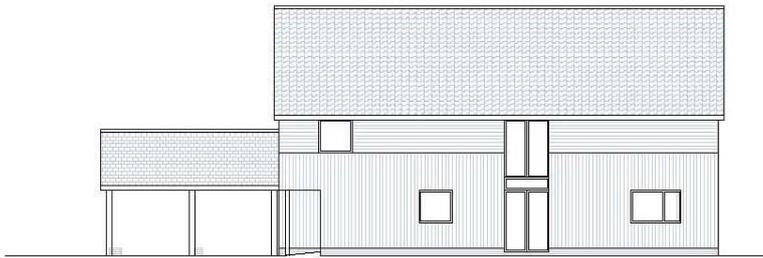
## Location Plan — Indicative Only



# Plot 1 - Proposed Elevations & Floorplans - Indicative Only

Plot Guide Price £195,000

Site Area approx. 0.23 acre - Proposed Building approx 2,130 sq ft (198 sqm)



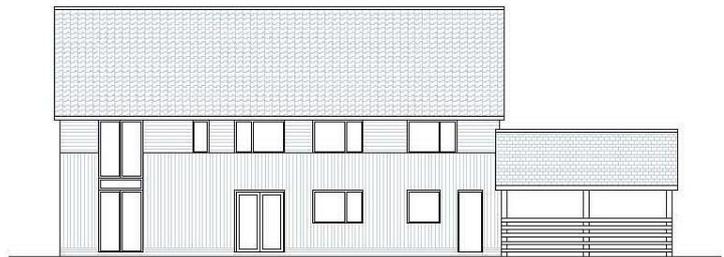
Plot 1 East elevation



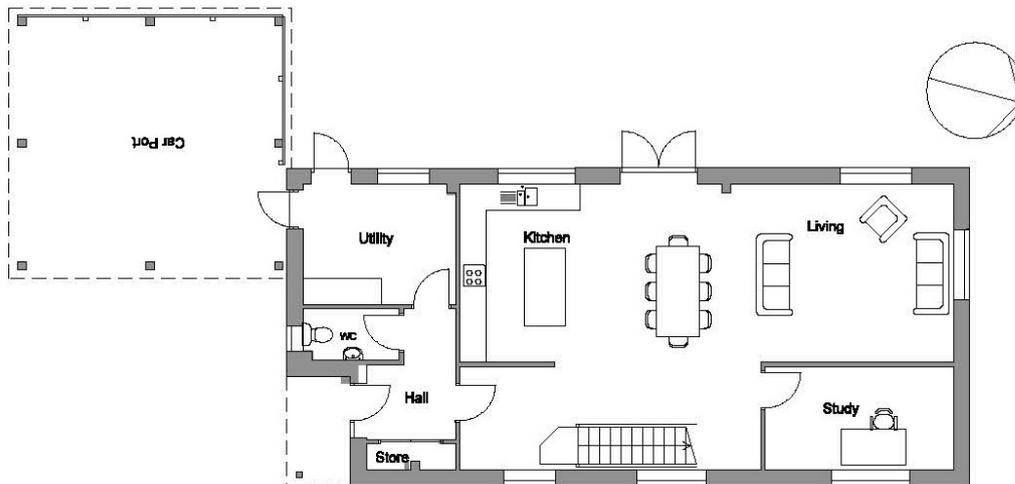
Plot 1 South elevation



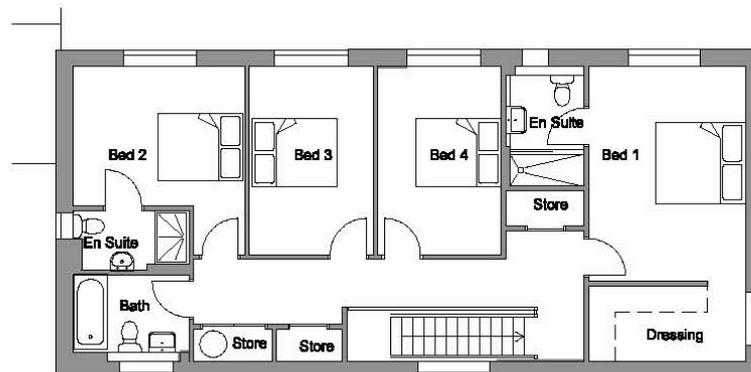
Plot 1 North elevation



Plot 1 West elevation



Plot 1 Ground floor plan



Plot 1 First floor plan

# Plot 2 - Proposed Elevations & Floorplans - Indicative Only

Plot Guide Price £225,000

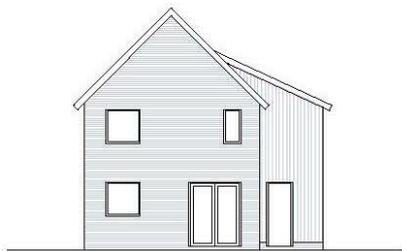
Site Area approx. 0.27 acre - Proposed Building approx 2,262 sq ft (210 sqm)



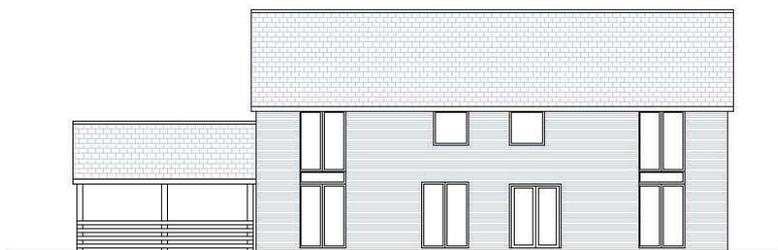
Plot 2 South elevation



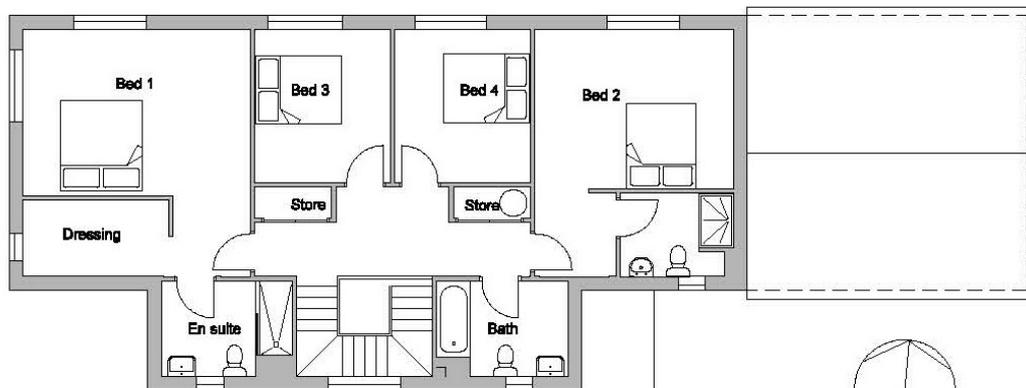
Plot 2 East elevation



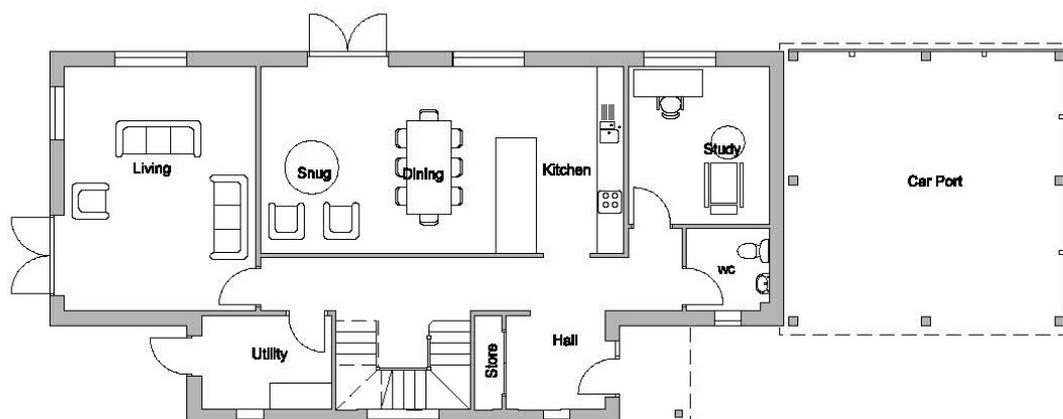
Plot 2 West elevation



Plot 2 North elevation



Plot 2 Ground floor plan

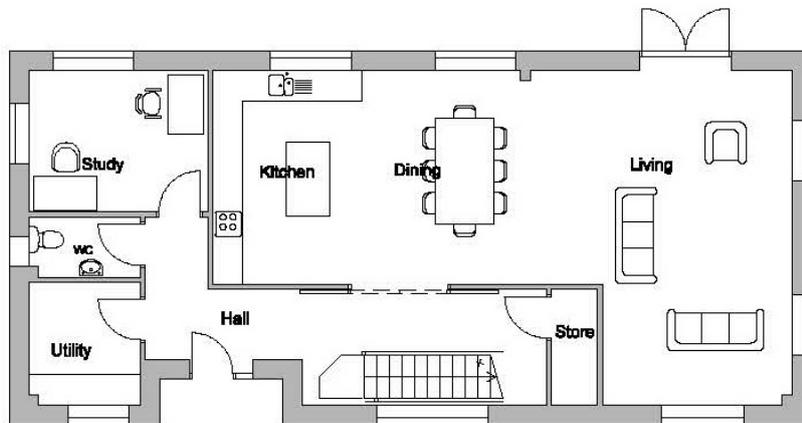
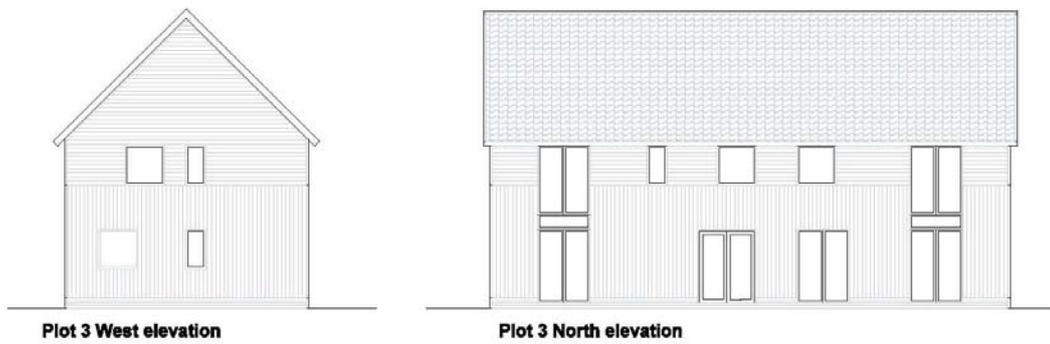
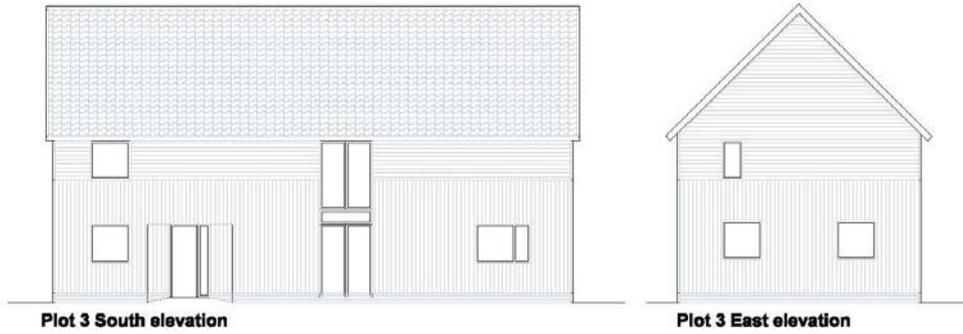


Plot 2 First floor plan

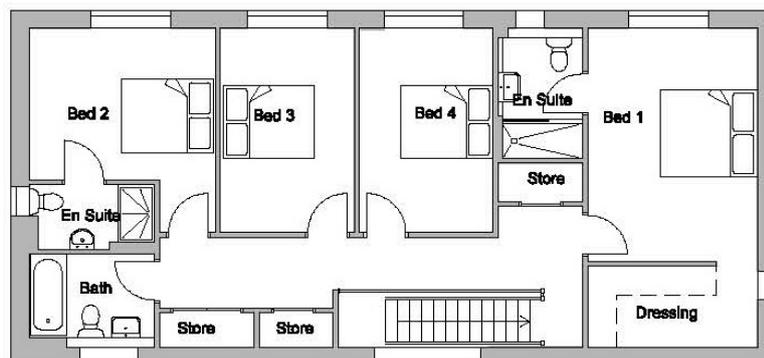
# Plot 3 - Proposed Elevations & Floorplans - Indicative Only

Plot Guide Price £220,000

Site Area approx. 0.32 acre - Proposed Building approx 2,130 sq ft (198 sqm)



Plot 3 Ground floor plan



Plot 3 First floor plan



## Directions

From the centre of the village travel in a southerly direction along the Glemham Road. After approximately half a mile the development site will be found on the right hand side.

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