

*For Sale By Online Auction*  
*A building plot of 0.2 acres with*  
*planning permission for the*  
*construction of a 3 bedroom detached*  
*house.*

Guide Price  
£99,000 Freehold  
Ref: P7225C

Building Plot  
adj. to The Willows  
The Street  
Easton  
Woodbridge  
IP13 0ED



Planning permission for a two storey house of approximately 1,315 sq ft (122 sqm) to comprise: open plan kitchen/dining room, sitting room, utility room, cloakroom, three first floor bedrooms, bathroom and en-suite shower room.

**For Sale By Timed Online Auction - 30th November 2023**

Contact Us



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Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## **Method of Sale**

The property is being offered for sale by Unconditional Timed Online Auction on 30th November 2023 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 10 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The Seller's solicitor has prepared an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

## **Seller's Solicitors**

The seller's solicitor is Fairweather Law, 10 Riverside, Framlingham, Suffolk IP13 9AG. For the attention of: Jasmine Pringle; Tel: 01728 724737; Email: [jpringle@fairweatherlaw.co.uk](mailto:jpringle@fairweatherlaw.co.uk). We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## **Location**

The plot is located in the heart of the ever popular village of Easton, opposite the primary school. The village benefits from a highly regarded dining pub, The White Horse. As well as the primary school there is a village hall, an attractive church and also Easton Farm Park, a bowls club and well supported cricket club.

The village of Wickham Market is approximately 2 miles from the property. Here there are comprehensive facilities including a Co-op supermarket, butchers, medical centre, vets, dentist, post office and primary school. Framlingham is just 4 miles from the property and offers further facilities. The popular market town of Woodbridge is 8 miles, and this offers national and independent shopping facilities, a variety of eateries and is popular for sailing on the River Deben. The Suffolk Heritage Coast, with popular destinations such as Aldeburgh, Southwold, Orford and Thorpeness is within the locality. The County Town of Ipswich is 14 miles to the south-west and from here there are direct trains to London's Liverpool Street station scheduled to take just over the hour.

## **Description**

Planning permission was granted by East Suffolk Council on 17th November 2022 under Reference DC/22/1978/FUL for the construction of a new dwelling. A copy of the planning permission, together with extracts of the consented plans is included within these particulars. Further documentation can be found on East Suffolk Council's website.

## **Community Infrastructure Levy (CIL)**

CIL is payable and this was set on 17th August 2023 at £24,209.72. It is understood that this is index linked. It is believed, if the plot is purchased by a self-builder/owner-occupier, then it may be possible for a CIL exemption. Enquiries relating to CIL should be referred to the local planning authority, East Suffolk Council. [cil@eastssuffolk.co.uk](mailto:cil@eastssuffolk.co.uk). Tel: 01502 523052.

## **Services**

A sale plan is included within these particulars and it should be noted that the vendors are selling additional land to the consented area. It is understood that mains electricity is in the immediate vicinity, water runs along the road and the mains drain runs through the plot itself. There is no gas in the village.

Interested parties should undertake their own investigations in relation to availability and capacity of services.

## **Viewing**

By prior arrangement with the agent and thereafter with particulars in hand.

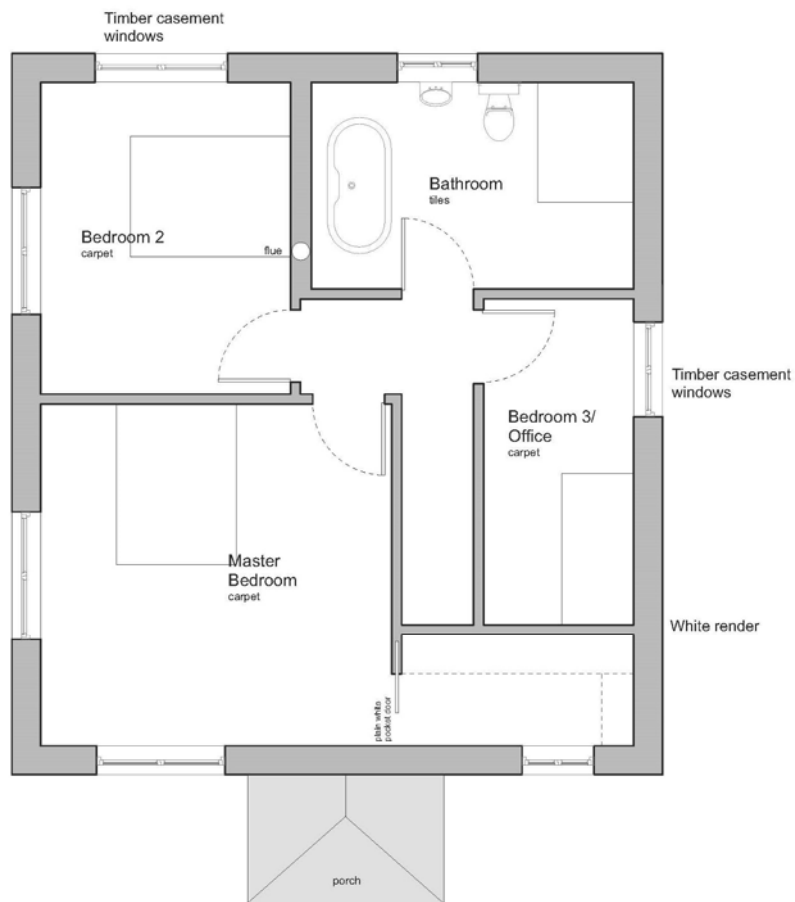
## **Local Authority**

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

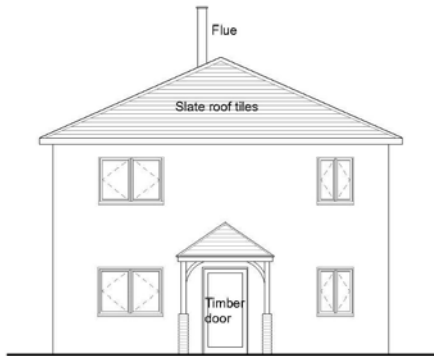
# Sale Plan



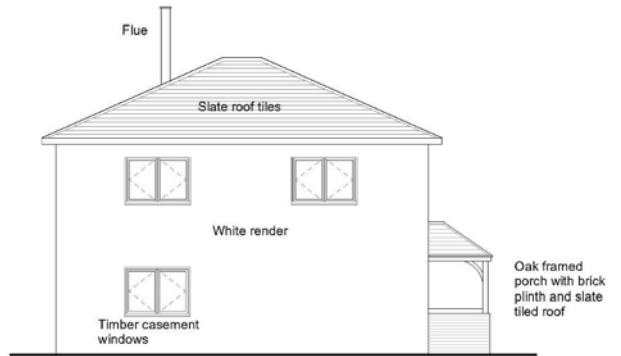
# Proposed Floorplans



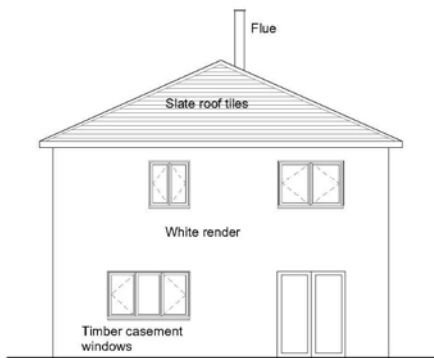
# Proposed Elevations



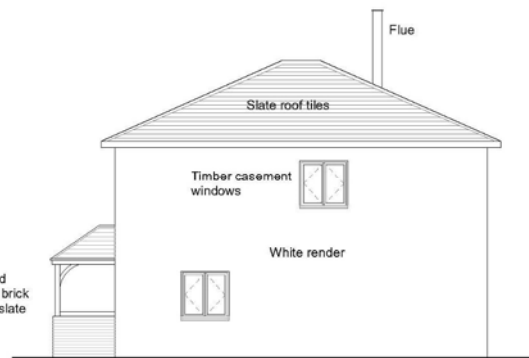
**East Elevation**  
Oak framed porch with brick plinth and slate tiled roof



**South Elevation**



**North Elevation**



**West Elevation**



# Proposed 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. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. The seller has informed the agent that the plot did not flood during the October 2023 storm.

*November 2023*



### Directions

Heading into Easton from the Wickham Market direction, the entrance to the plot will be found on the left hand side, between the dwellings, Flowery Patch and 1 Little Willows.

Both these dwellings have a right of way over the drive which will be owned by the plot. Please park immediately in front of the gate and do not block access to the neighbouring dwellings' parking areas.

For those using the What3Words app:  
[///blip.outright.stylists](https://www.what3words.com/blip.outright.stylists)



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Michaela Hunt  
MCH Designs  
3 Regent Square  
Keith  
Moray  
AB55 5DX

## Planning Permission

### Town and Country Planning Act 1990

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

**Our reference** DC/22/1978/FUL  
**Date valid** 26 May 2022  
**Site** The Willows , The Street, Easton  
**Parish** Easton  
**Proposal** New dwelling on land adjacent The Willows

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 2021

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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

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SCLP5.2 - Housing Development in Small Villages (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.7 - Infill and Garden Development (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)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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

SCLP11.5 - Conservation 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 D002A, D003A, D004A and D005A received 02/11/2022, 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.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

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4. 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. 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 BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) 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.

5. No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with drawing no. DM01 and with an entrance width of 4.5 metres. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the layout of the existing access is improved to an appropriate specification at an appropriate time in the interests of the safety of persons using the access and users of the highway.

6. Before the development is commenced, 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 sufficient space for bins is provided and maintained.

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7. Before the development is commenced details of electric vehicle charging infrastructure 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 2019.

8. Before the development is commenced details of the areas to be provided for the secure, covered, and lit cycle storage 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 promote sustainable travel by ensuring the provision at an appropriate time and long-term maintenance of adequate on-site areas for the storage of cycles in accordance with Suffolk Guidance for Parking 2019.

9. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within Preliminary Ecological Appraisal (Abrehart Ecology, July 2022, REV 1) 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.

10. No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that nesting birds are protected.

11. No development shall take place (including any demolition, ground works, site clearance) until a method statement Great Crested Newts and other herpetofauna has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
  - a) purpose and objectives for the proposed works;
  - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
  - c) extent and location of proposed works shown on appropriate scale maps and plans;

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- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that ecological receptors are adequately protected as part of the development.

**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.

Yours sincerely,



**Philip Ridley BSc (Hons) MRTPI | Head of Planning & Coastal Management**  
East Suffolk Council

**Date:** 17 November 2022

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**Please note the content of the following pages in respect of the community infrastructure levy which may affect your development, Building Regulations and appeals against decisions.**

## **Community Infrastructure Levy**

East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended). For more information and CIL forms please see:

[About the Community Infrastructure Levy | Community Infrastructure Levy | Planning Portal](#)

[Community Infrastructure Levy \(CIL\) » East Suffolk Council](#)

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsoffolk.gov.uk](mailto:CIL@eastsoffolk.gov.uk)

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

## **Building Regulations**

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

## **Appeals to the Secretary of State**

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under;  
Planning applications: Section 78 Town & Country Planning Act 1990.  
Listed Building applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990.  
Advertisement applications: Section 78, Town and Country Planning Act 1990 Regulation 15, Town & Country Planning (Control of Advertisements) Regulations 2007.

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- Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice.
- If an enforcement notice has been/is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at:  
<https://www.gov.uk/appeal-planning-decision> (Full planning application)  
<https://www.gov.uk/appeal-householder-planning-decision> (Householder)  
<https://www.gov.uk/planning-inspectorate> (All other)  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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