

A stunning plot with rare Paragraph 84 planning permission for an exceptional design-led, self-sufficient contemporary country house that pays attention to space, light and nature for those who wish to live in a more thoughtful and sustainable way.

Guide Price
£850,000 Freehold
Ref: P7443/C

Serpentine House
Bushy Meadow
Framlingham Road
Easton
Suffolk IP13 0EN



Surrounded by picturesque countryside, this rural grand design is less than 100 miles from London and reflects the highest standards in architecture with an outstanding off-grid living opportunity for the 21st century.

In mature grounds of almost four acres, the permitted residential dwelling, which will extend to 444m² (4,781 sq feet), will comprise a double height 'great hall' and sitting room, kitchen/dining room with walk-in pantry, snug/TV room, studio/office, two ground floor bedrooms with en-suites (one annexed), larder, utility room, store room, wine cellar, boot room, plant room and garaging for two cars. On the first floor will be an open gallery library, master bedroom with en-suite, walk-in dressing room and exterior balcony, two further bedrooms with shared 'jack and jill' family bathroom.

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Location

The building plot is situated less than 100 miles from London and only 4.5 miles from the nearest train station at Campsea Ashe which has reliable connecting services via Ipswich to London's Liverpool Street. The property is located in the beautiful Suffolk countryside between Wickham Market and Framlingham in the gently undulating Deben Valley. The plot lies adjacent to the 18th Century listed 'serpentine' or 'crinkle-crankle' wall, that is believed to be the longest existing example in England. The former estate village of Easton, deemed to be one of Suffolk's most beautiful villages, is half a mile from the property and benefits from the highly regarded dining pub, The White Horse. There is also a primary school, village hall, an attractive church, Easton Farm Park, bowls club and well supported cricket club.

Framlingham is close by at just 3.5 miles from the property and is well known for its Norman Castle and excellent café culture on its market hill. The market town of Woodbridge is approximately 8.5 miles and has national and independent shopping facilities, a variety of eateries and is popular for sailing on the river Deben. The Suffolk Heritage Coast with destinations such as Aldeburgh, Thorpeness, Orford and Southwold are all within the locality.

The meadow plot itself extends to approximately 3.9 acres of mature grounds including a copse of hornbeam, with other silver birch and horse chestnut trees, a pond and hedgerows on all boundaries. There are outstanding views over its grounds and once the dwelling is constructed, there will be stunning views over the surrounding open landscape.

Description

Known as Serpentine House on Bushy Meadow, this is a rare Paragraph 84 (previously 80) permission to construct a new two storey residential dwelling in the open countryside. It was granted approval by East Suffolk Council under reference DC/23/1450/FUL on 14th May 2024. (This follows a permitted scheme (C/12/0693) which achieved planning permission in August 2012 and a meaningful start was made on the scheme by previous owners.)

This latest permission granted is truly revolutionary as a contemporary approach to designing a country house. Paragraph 84 is the current exemption clause within the 2023 National Planning Policy Framework (NPPF) and are only granted when there is an exceptional design of the highest architectural quality for a new isolated home in the countryside. Since the introduction of the policy in 1997, there have been, on average, fewer than five such houses per year granted.

The proposed dwelling was designed by the internationally renowned architect and Grand Designs veteran Jerry Tate (Tate + Co Architects) and landscape architect, Will Sandy (McGregor Coxall). This is an example of a sustainable design at its finest which has been carefully integrated to enhance its landscaped setting. It is intended to offer a seamless integration and coherence within its rural situation that is both sustainable and offers an open aspect grand design. The intention is that it will be a self-sufficient property with solar and battery storage, ground source heating/cooling, and water bore hole pump and filtration system alongside mains connections.

The East Suffolk Council's Design and Conservation Team spoke highly of the design, explaining that an 'exception' dwelling within a landscape has to start with the landscape and then be led by it. They said, 'the current proposal illustrates how this combined approach produces design of exemplary quality'. They went on to say that 'this is a truly outstanding design, reflecting the highest standards in architecture (and landscape architecture) and becoming an exemplar in our District for raising design standards in our rural areas.'

Services

The plot has mains electricity connected for the operation of a water bore hole with pump and filtration system. In addition, it is understood that mains water access runs along the adjacent Framlingham Road and possible connection to ultrafast full fibre broadband. As per the approved scheme, installation of a sewage treatment plant is required. Interested parties should satisfy themselves with regard to services.

Community Infrastructure Levy (CIL)

East Suffolk Council's Infrastructure team have confirmed that the CIL Liability is currently £153,81.51 which is indexed linked. The current owners applied for and have been granted self-build relief for the chargeable development. A copy of the CIL Liability Notice is available from the agent. The buyer is responsible for any CIL payments. It should be noted that it may be possible for a new owner to apply for a self-build exemption.

Local Authority

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

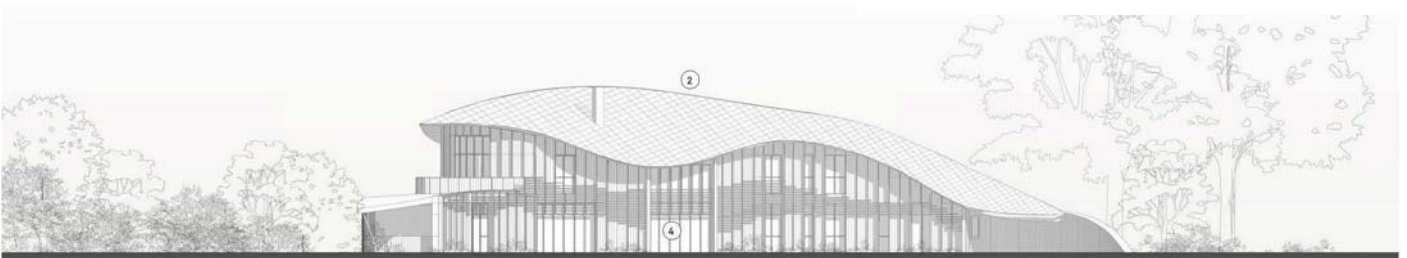
Viewing

Please contact the agents to arrange a viewing.

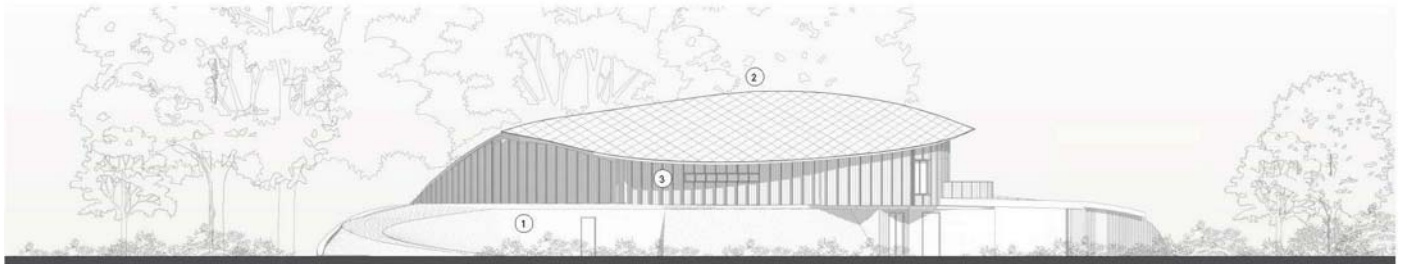
Proposed Elevations

KEY:

- ① Earthbound 'bund' concealing the ancillary wing
- ② Roof ridge
- ③ Minimal openings to the north
- ④ Optimised openings into the landscape to the south



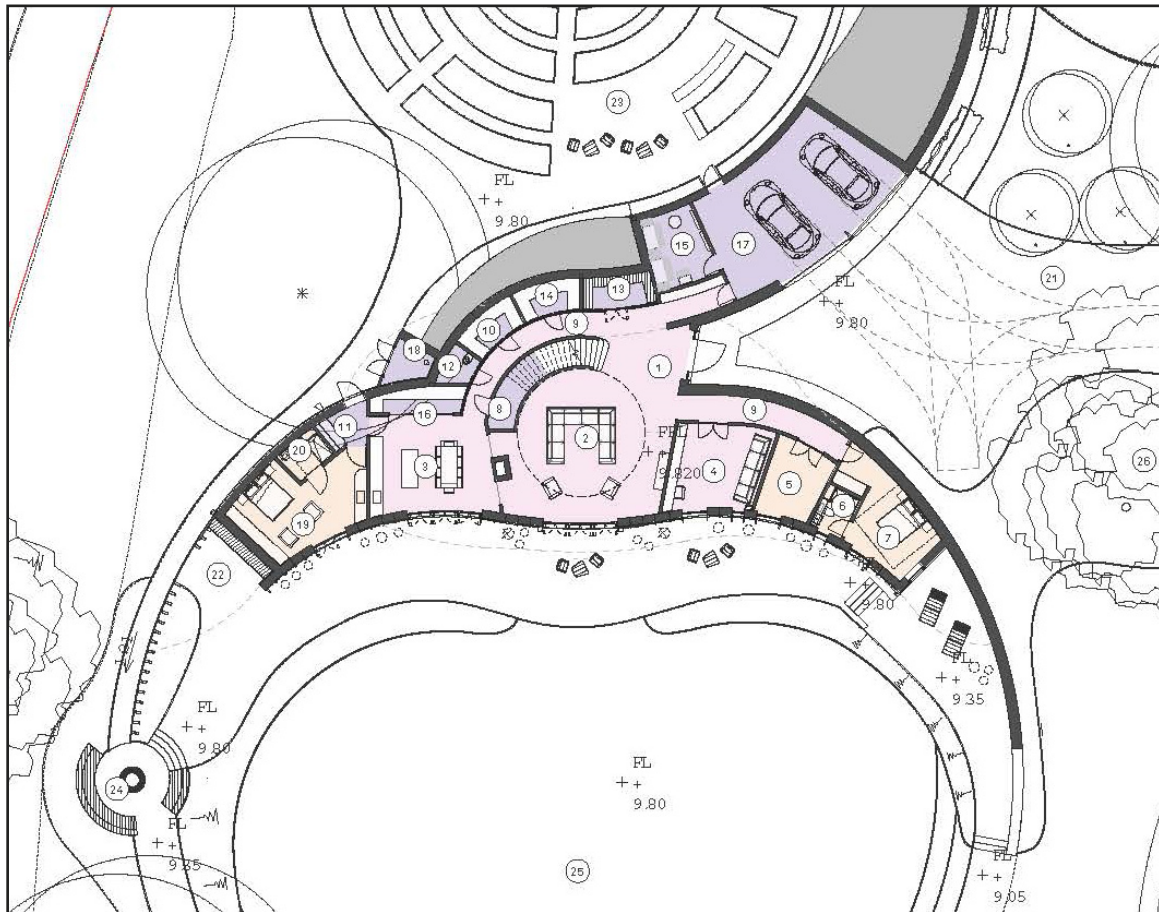
South Elevation



North Elevation



Proposed Floorplans - Ground Floor



KEY:

- | | |
|----------------------------|---------------------------------|
| 1. Lobby | 14. Utilities |
| 2. Great Hall/Sitting Room | 15. Plant Room |
| 3. Kitchen/Dining | 16. Pantry |
| 4. Snug/TV Room | 17. Garage |
| 5. Studio/Office | 18. Garden Shed |
| 6. Bathroom | 19. Annex Bedroom |
| 7. Bedroom 4 | 20. Annex Bathroom |
| 8. Store | 21. Driveway |
| 9. Hallway | 22. Outdoor Kitchen |
| 10. Larder | 23. Productive Garden |
| 11. Boot Room | 24. Fire Pit |
| 12. WC | 25. Southern Lawn |
| 13. Wine Cellar | 26. Existing Silver Birch Trees |

Serpentine House will be set within the natural contours of the site, minimising aesthetic and environmental impacts on the surrounding landscape.

The primary living areas are arranged around a central 'great hall', which will create a double height space at the heart of the house with open aspect vistas over the terrace and formal southern lawn and landscape beyond. The ancillary spaces sit within an earth 'bund' on the northern side of the building and visually concealed. These spaces will contain the utilities, larder, wine cellar and plant room.

There will be an outside kitchen and sunken firepit with seating on the western terrace with access to a productive garden (kitchen garden/potager), greenhouse and potting shed to the north. In addition to the double garage, there is a concealed parking area offset from the driveway and main entrance.

Proposed Floorplans - First Floor



KEY:

1. Hallway/Staircase
2. Gallery/Library
3. Master Bedroom
4. Master Ensuite Bathroom
5. Master Walk-In Dressing Room
6. Bedroom 2
7. Bedroom 3
8. Jack & Jill Family Bathroom
9. Earth 'bund'
10. Western Balcony

The sweeping curves of the building, which deploy in sinuous three-dimensional form, create a highly distinctive design. The roof becomes the building and, where it is parted from the ground, reveals its interior that engages directly with elevated views of the immediate landscape and beyond. The first floor living spaces are contained where the timber 'leaf' structure reaches a point with a central ridge as the 'spine'. This provides a double height central 'great hall' and first floor gallery library. The west wing provides a master suite comprised of bedroom, en-suite bathroom, walk-in dressing room and access to a private west facing exterior balcony. The east wing provides two additional bedrooms each shared by a 'jack and jill' family bathroom.

Plot Design Layout



- 1 **Biosolar Array Panels**
Bio Solar Panel integrated within landscaped planting to complement the kitchen garden area.
- 2 **Kitchen Garden/ Potager / Greenhouse**
Productive Landscape Garden supporting fruit and vegetable growing.
- 3 **Garden Kitchen / Potting Shed**
Kitchen Garden with potting shed facilities to support the garden maintenance and outdoor cooking.
- 4 **Fire pit and Seating Area**
Location for fire pit and outdoor lounge seating providing an intimate space whilst also maintaining clear views from the house.
- 5 **Informal Mown Grass Routes**
To create interest and movement through winding routes enhanced with wildflower and native planting.
- 6 **Enhanced Hedgerow Edge**
In order to support the local character and ecology, enhancing the boundary will encourage native fauna to thrive. Also providing a strong natural boundary treatment to the garden.
- 7 **Orchard with Enhanced Hedgerow**
To produce fresh fruits. Support local ecology and provide a strong boundary edge.

- 8 **Parking Area**
Parking area offset from driveway and main entrance to house concealed by hedgerow and tree planting.
- 9 **Driveway Copse Planting**
Soft screening to the North of the driveway frames views towards the house and screens views of the parking area.
- 10 **Manicured Lawn**
Manicured mown lawn creating a focal point toward the existing copse.
- 11 **Enhanced Gateway Entrance**
Responding to the local character in an appropriate manner, whilst also improving the quality of gateway and approach to the house.
- 12 **Improved Water Bodies**
Improving water features for the existing ecology (with particular consideration for the Newts)
- 13 **Timber Board Walks**
Timber board walks over the water courses, and seating over the natural pond. Introducing points of reflection, views and vistas with scope for nature hides to be introduced.
- 14 **Water Drainage**
A means to reconnect and manage water and encourage ecology to thrive.



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 vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

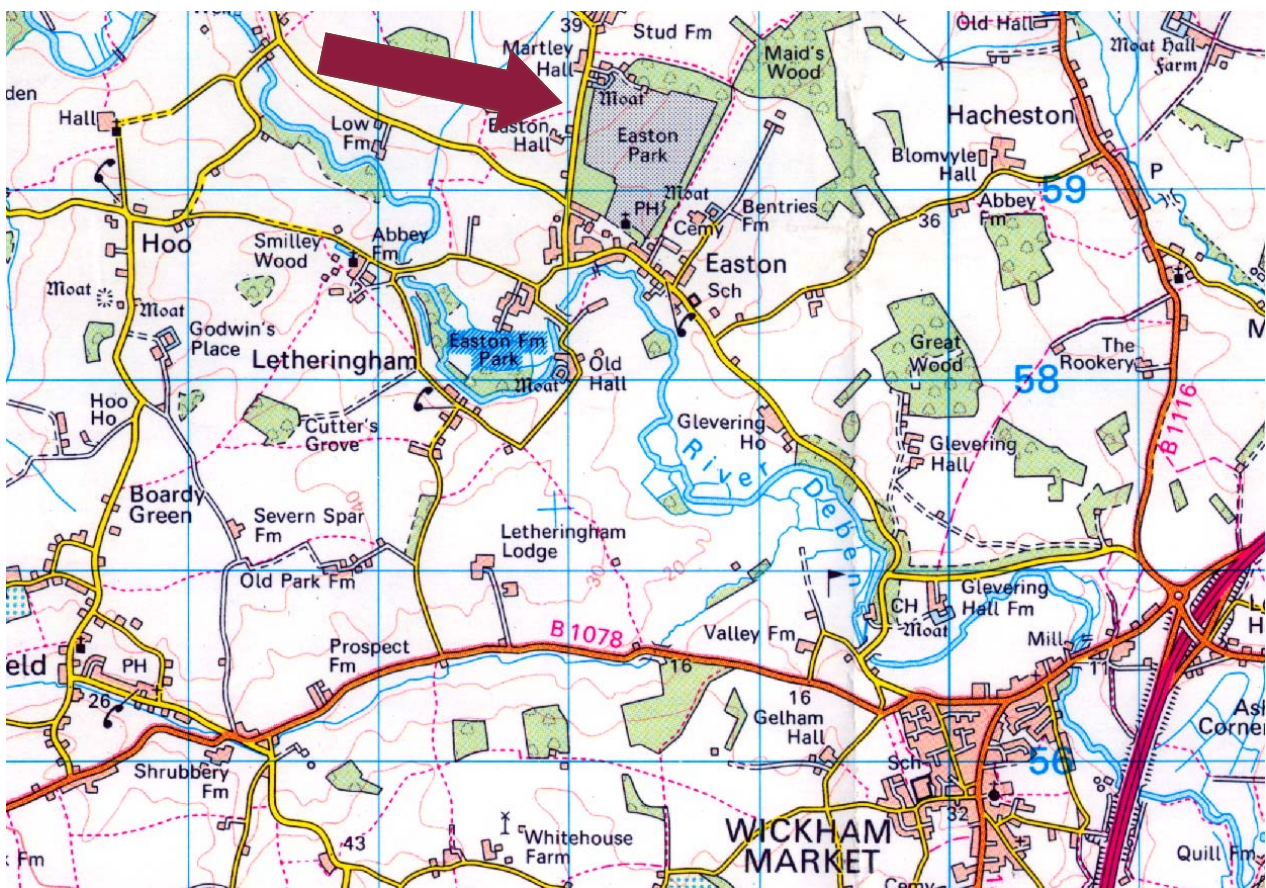
4. There is a restrictive covenant impacting the property whereby there can only be one dwelling on the site.

October 2024

Directions

Heading north on the A12 bypass Woodbridge and take the junction signposted to Framlingham onto the B1116. At the roundabout go straight over and then turn left onto the Easton Road towards Easton. At the t-junction turn right and then continue on the low road into Easton. Pass the pub on the right hand side and then bear to the right adjacent to the Serpentine wall. Having passed the road to Kettleburgh on the left and Easton Hall on the left, the Bushy Meadow plot will be found on the left hand side.

What3Words location: [///running.relations.templates](http://running.relations.templates)



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