



# HIGH RIGG

Little Bealings, Woodbridge, Suffolk

savills

# Unique 11 acre building plot for a substantial Georgian style country house

Woodbridge 3.7 miles  
Ipswich 5.6 miles  
London's Liverpool Street Station from 65 minutes

## Permission for:

- 6 Bedrooms, Dressing Room & Master En Suite Bathroom, 3 Further Bath/Shower Rooms (2 En Suite), Entrance Hall, Sitting Room, Dining Room, Study, Snug, Kitchen/Breakfast Room,
- Utility Room
- Double Undercroft Parking Garage, WC & Storage Room
- In all about 11 acres
- Offers invited

## Situation

Little Bealings lies between the county town of Ipswich and the market town of Woodbridge, both of which offer excellent schooling and shopping facilities. Woodbridge has renowned schools in both the private & state sectors, a marina, a golf course and a wide range of shops, pubs and restaurants. Ipswich has regular InterCity train services to London's Liverpool Street Station, the journey taking approximately 65 minutes. Recreational facilities in the area include sailing and fishing on the estuaries of the Deben, Orwell and Alde. There are 18-hole golf courses at Woodbridge, Ufford, Ipswich and Aldeburgh.

## Description

This is a rare opportunity to build a bespoke modern house on a plot of 11 acres set in a particularly sought after location in Suffolk. The site which is elevated provides superb views over the valley. The owners have permission to site the new building in an ideal position within the plot being both central and elevated, surrounded by its own land. The site is surrounded by mature trees & hedges and the permission allows for a sweeping drive to approach the house culminating in a gravelled parking area.

## Accommodation

See Floor Plan

## Services

Mains water and electricity available.

## Postcode

IP13 6LX

## Tenure

Freehold with vacant possession

## Viewing

Strictly by appointment with Savills

## Directions

From Ipswich head out on the Playford Road. At the cross road, turn left signposted to Little Bealings. At the bottom of the hill, just before the railway line, turn right into the site.

## Important Notice

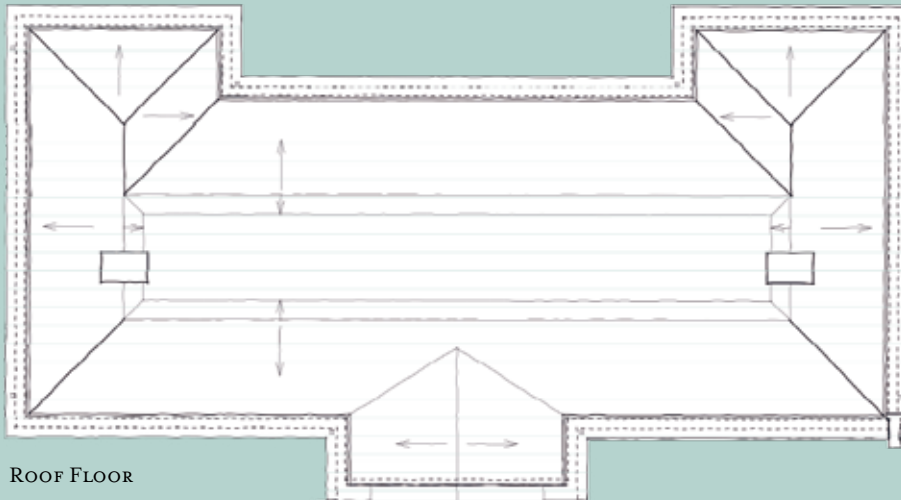
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17/04/20 PO



# Proposed Floor plan



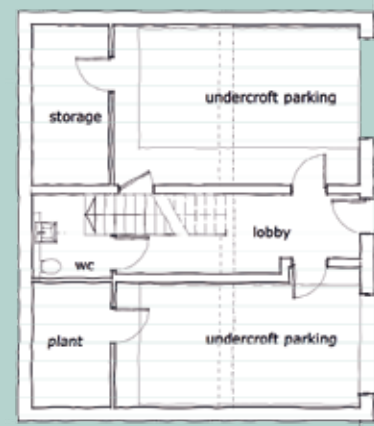
ROOF FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

Gross Internal Areas:

Ground: 192.5 sqm (2072 sqft)

First: 192.5 sqm (2072 sqft)

**Total: 385 sqm (4144 sqft)**

Garage Level: 78 sqm (840 sqft)



# Proposed Elevations



PROPOSED FRONT ELEVATION (NORTH-EAST)



PROPOSED SIDE ELEVATION (NORTH-WEST)



PROPOSED SIDE ELEVATION (SOUTH-EAST)



PROPOSED REAR ELEVATION (SOUTH-WEST)









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