



Grier & Partners



UNIQUE DEVELOPMENT - SULLEYS HILL, LOWER  
RAYDON, IPSWICH, SUFFOLK, IP7 5QQ  
OFFERS IN EXCESS OF £650,000





## INTRODUCTION

occupying an unrivalled position within a stunning area of outstanding natural beauty, this 2.8 acre (STS) site takes in a Southerly aspect, falling away from the road to a brook. Permission has been granted for an architecturally cutting edge, four story home, built into the hillside with a swimming pool on the lower level, offering 6,852 square feet of accommodation and taking in panoramic views over the Brett Vale. The consent obtained has almost a full three years to run, contact us to arrange a site visit or for further information.



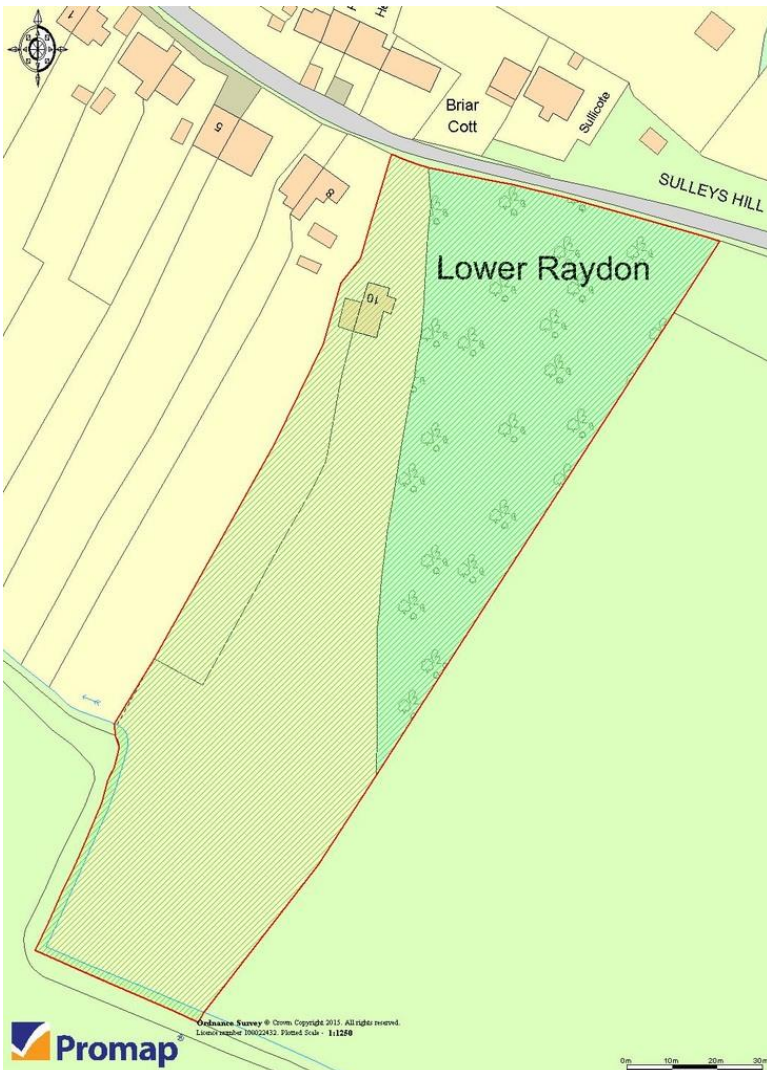


## LOCATION

the village of Lower Raydon is ideally positioned in a quiet rural landscape yet just a short drive from the town of Hadleigh and transport links across the region. Combining a rural location with great accessibility is key to the practicalities of the site. Within the local area lie the delightful villages of East Bergholt and Dedham both offering the benefits of well served villages from local shops to pubs, hotels and restaurants. The town of Hadleigh is continuing to grow in popularity and has an extensive range of shops, restaurants and sports facilities along with excellent schooling. Furthermore the area has a plentiful range of private schools within a 30 minute drive.

## PLANNING CONSENT DC/23/00140

designed by highly regarded Thomas De Cruz Architects to simultaneously be distinctive for its architectural prowess and to also be positioned discreetly the hillside on which it stands to minimise its visual impact within the landscape. Local Babergh district council planning department contact number 0300 123 4000.



## ACCOMMODATION

The extensive accommodation includes a spacious kitchen dining room and double height sitting room both looking over the swimming pool to proposed landscape gardens and over the valley beyond. Principal bedroom suite on the second floor takes in the very best of the far reaching views and is a centrepiece of the home. Furthermore generous garage space and Annex accommodation are included within the plans to further enhance the flexibility of the property.

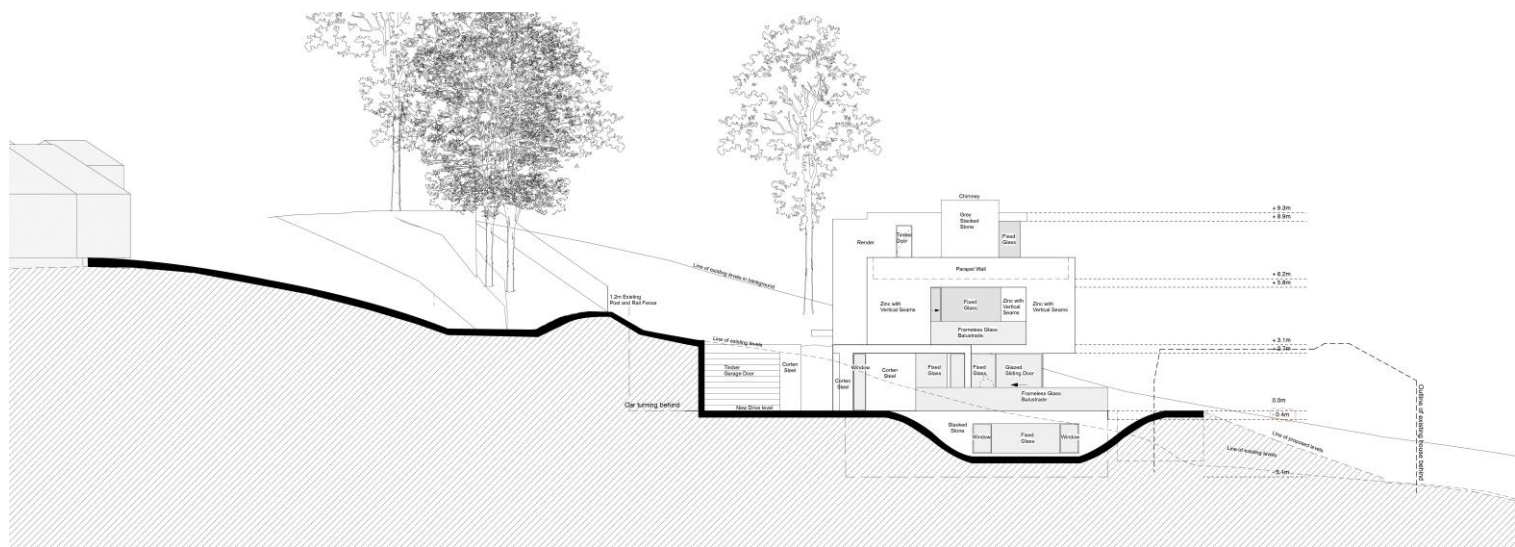
## DESIGN CONSIDERATIONS

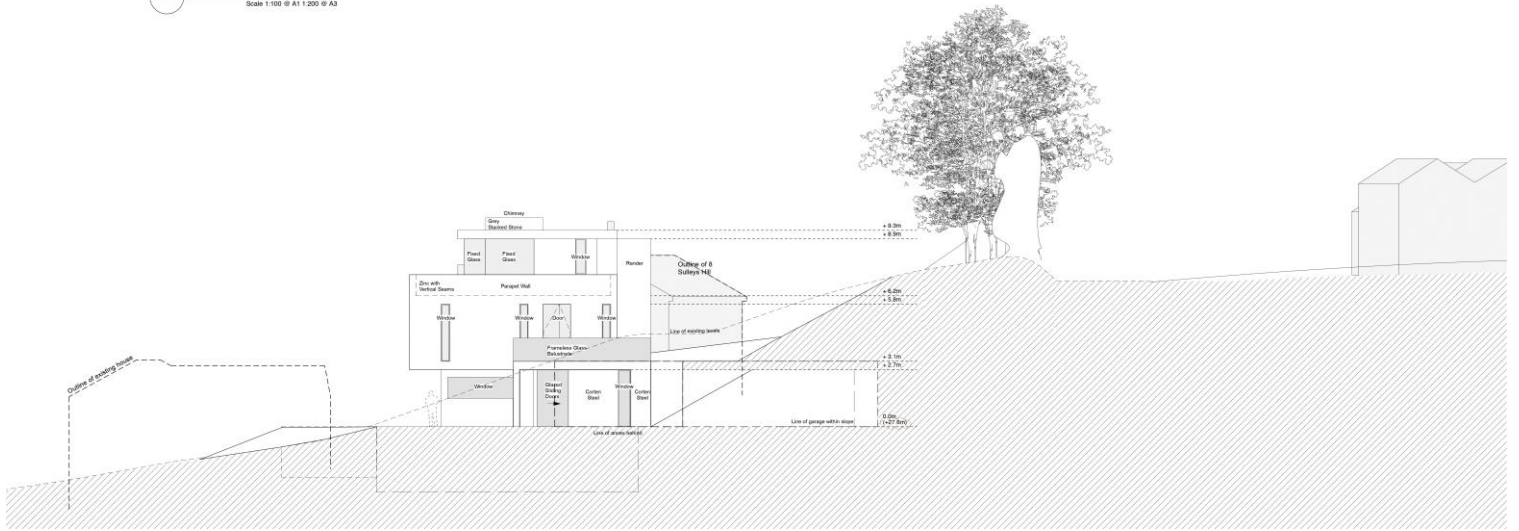
Special consideration has been made to the external finishing of the building with corten steel and black clad elevations designed to weather in over time and settle the building into the environment. Windows are proposed to be engineered for minimisation of light egress into the landscape while providing privacy if required, likewise all external lighting has been designed to preserve and allow the occupants the opportunity to enjoy the dark skies status of the area.



## LAND

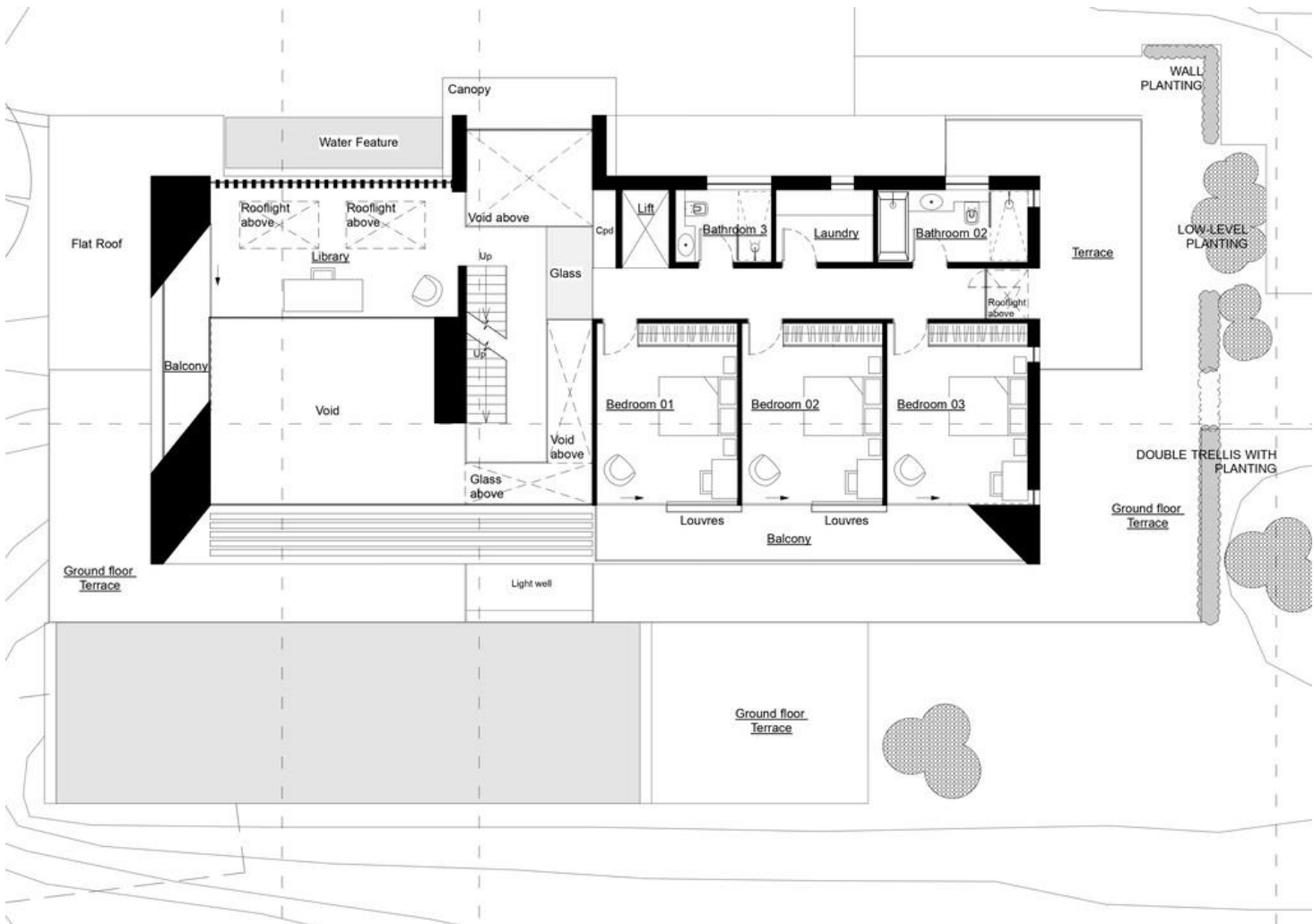
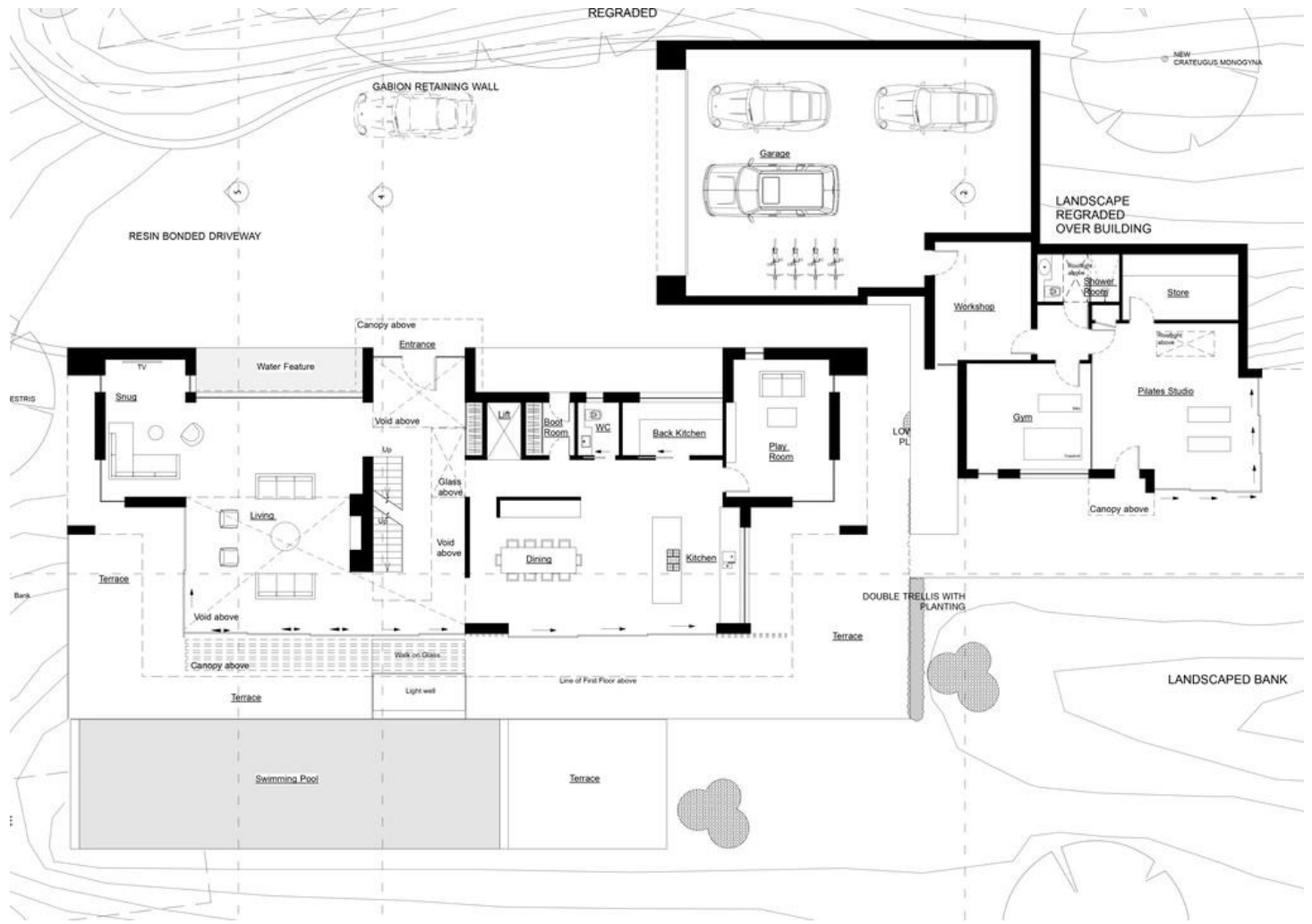
some 2.8 acres (sts) of land provides a wonderful canvas for the owner to carry out a vision of their choosing be it utilising the agreed landscape plan or taking forward their own ideas. The land slopes away from Sulleys Hill and for the lower half levels out down to a brook tributary of the River Brett.

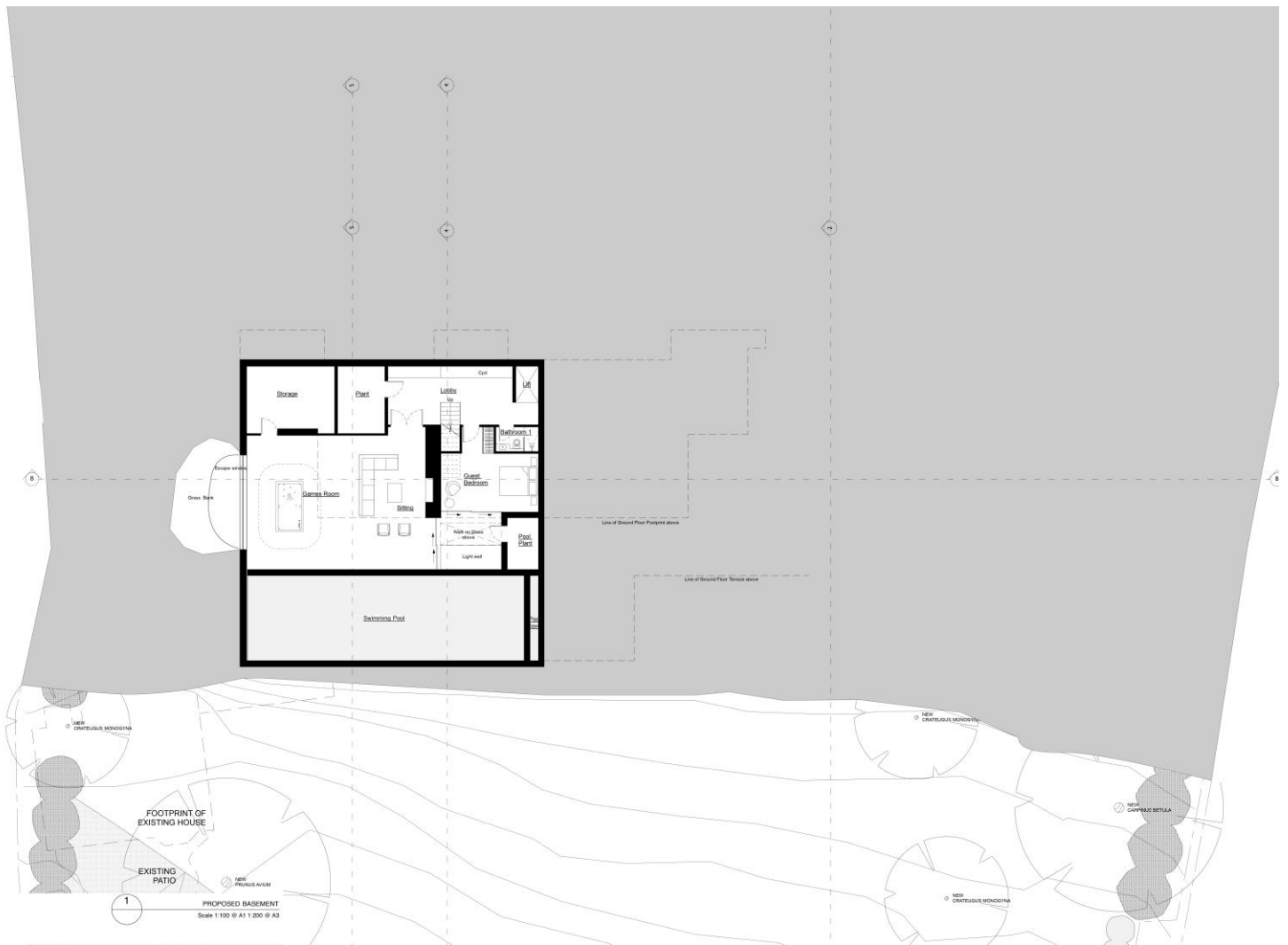
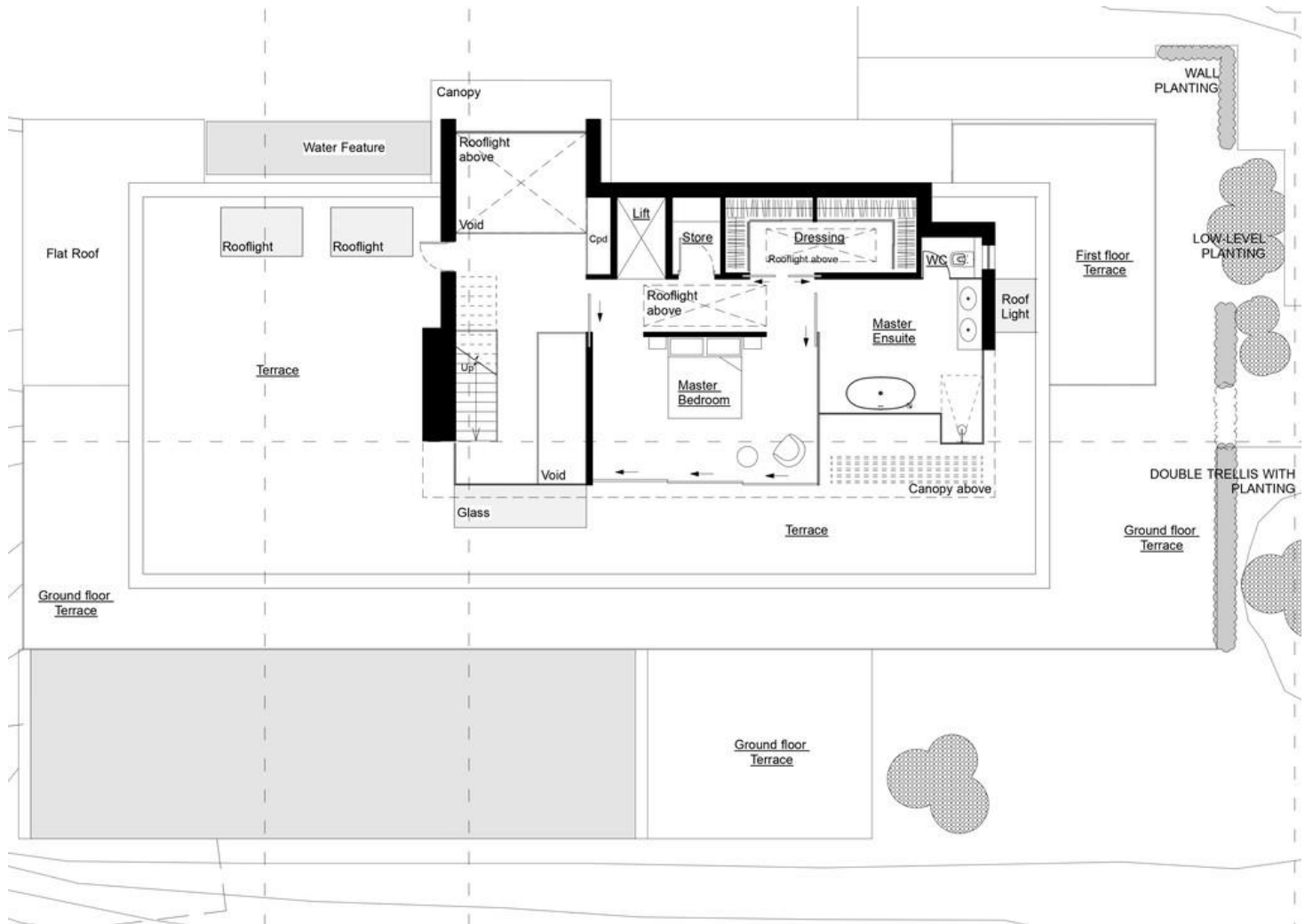




### VIEWINGS

to be accompanied by Grier & Partners, we highly recommend suitable footwear and clothing to be worn for a site visit, parking is available on site.  
Viewings by prior arrangement only.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements