

*An impressive new development of just nine houses and bungalows, forming part of the well regarded rural village of Bedfield.*

Prices From  
£340,000 Freehold  
Ref: P7174/J

Wheel Forge  
Bedfield  
Woodbridge  
Suffolk  
IP13 7EE



An exclusive new development of just nine 3 and 4 bedroom houses and bungalows, with landscaped gardens, garages and parking, in the well regarded rural village of Bedfield.

Contact Us



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## **Location**

Wheel Forge forms part of the well regarded, rural village of Bedfield. The village benefits from a primary school, which forms part of the St Edmundsbury & Ipswich Diocesan Trust. There is also a playing field with cricket pitch. Further facilities can be found in the historic market town of Framlingham, which lies approximately 4 miles to the south-east. Here there are schools in both the state and private sectors. There are also a number of excellent pubs and restaurants, as well as other shops and businesses. The large village of Debenham lies approximately 4½ miles to the south-west and offers further facilities including a medical practice, small Co-op supermarket and one of the most highly regarded high schools in East Anglia. The county town of Ipswich lies about 17 miles to the south. From here there are direct rail services to London's Liverpool Street station, which take just over the hour. Suffolk's Heritage Coast is about 20 miles to the east, with links to Aldeburgh, Southwold and Orford.

## **Description**

Wheel Forge is an exclusive new development of just nine new homes, which is nearing completion, by the local developer, Bedfield Developments Ltd.

The external finishes at Wheel Forge are in the traditional Suffolk vernacular, but include contemporary styling with a timber frame construction and a combination of brick and rendered elevations set beneath pantile and plain tile roofs, together with aluminium frame bi-fold doors and UPVC windows.

The development includes a pair of 3-bedroom semi-detached houses, three 3-bedroom detached bungalows, a 3-bedroom detached house and three 4 bedroom detached houses. Each of the properties enjoys a generous landscaped plot, together with car parking or garaging facilities.

Inside the properties will be completed to a high standard, with quartz worksurfaces and upstands in the kitchen together with Bosch appliances. The bath/shower rooms will be fully tiled and fitted with Roca sanitary ware as well as underfloor heating. Flooring will be included throughout the properties comprising a combination of tiling and carpets. The windows are of quality, low maintenance and energy efficient UPVC design, whilst the bi-fold doors are aluminium framed. Being newly constructed properties, each will be extremely energy efficient with a Samsung air source heat pump serving the hot water and central heating systems. A full summary of the specification is available from the agents on request.

Each property will also benefit from a 10 year structural warranty, provided by ICW, and the target build completion date is Spring/Summer 2025.

## **Reservation**

A reservation deposit of £2,000 will be required. For further information and conditions on the reservation agreement please speak to the selling agent.

## **Services**

Mains electricity, water and drainage. Samsung air source heat pump serving the hot water and central heating systems.

## **Predicted EPCs**

All plots are predicted to be band B.

## **Council Tax**

To be assessed.

## **Local Authority**

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

## **Viewing**

Strictly by appointment with the agent.

# Indicative Site Plan



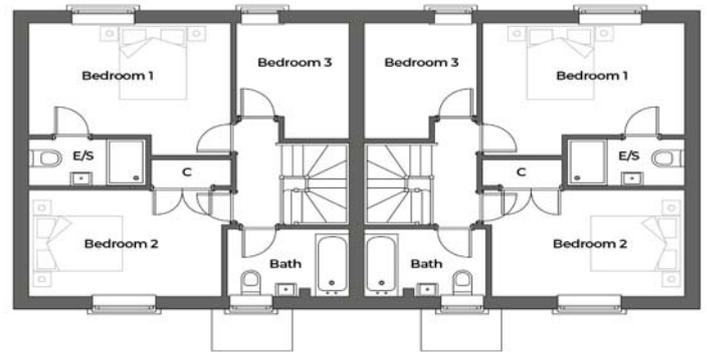
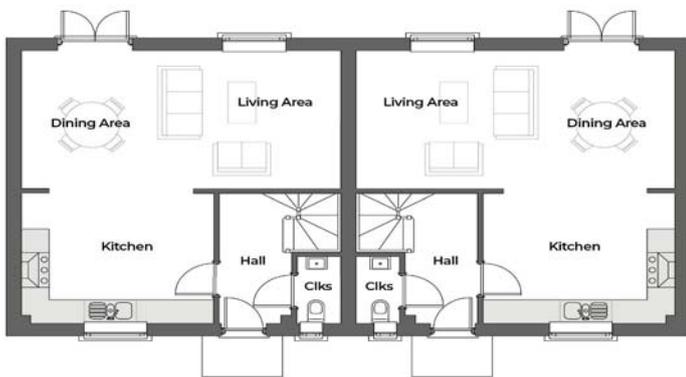
Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown. Purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details.

## NOTES

- 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.
- 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.
- Please note all measurements are taken from architect's plans, are approximate and subject to change during the build process. Any CGIs are for illustrative purposes only.
- Please note that the build completion dates are estimates only and may be subject to change.

*April 2025*

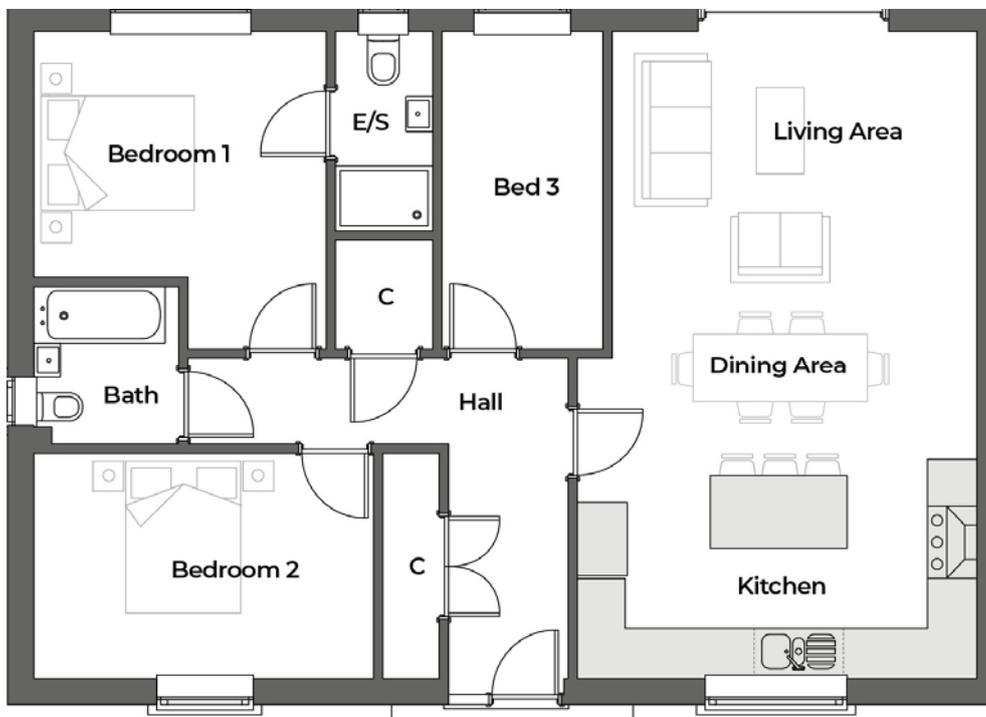
**Plots 1 & 2 - 3 bedroom semi-detached houses with parking - £340,000**



<b>Plot 1</b>		<b>Approximate Dimensions</b>	
Entrance Hall	3.95m x 1.58m	Bedroom 1	4.29m x 3.38m
Kitchen	4.08m x 3.61m	En-suite Shower Room	2.48m x 1.2m
Sitting/Dining Room	6.8m x 3.32m	Bedroom 2	4.07m x 2.73m
Cloakroom	1.67m x 0.91m	Bedroom 3	3m x 2.4m maximum
		Bathroom	2.62m x 1.68m
<b>Approximate Total Area : 1,044 sq ft (97 sqm)</b>		<b>Build Completion: Summer 2025</b>	

<b>Plot 2</b>		<b>Approximate Dimensions</b>	
Entrance Hall	3.94m x 1.58m	Bedroom 1	4.3m x 3.38m max
Open plan Kitchen/Dining/ Sitting Room	7.05m x 4.07m plus 3.0m x 2.74m	En-suite Shower Room	2.46m x 1.18m
		Bedroom 2	4.07m x 2.73m
Cloakroom	1.67m x 0.91m	Bedroom 3	3m x 2.39m maximum
		Bathroom	2.62m x 1.68m
<b>Approximate Total Area : 1,044 sq ft (97 sqm)</b>		<b>Anticipated Build Completion: late Summer 2025</b>	

**Plot 3 - 3 bedroom detached bungalow with parking - £435,000**



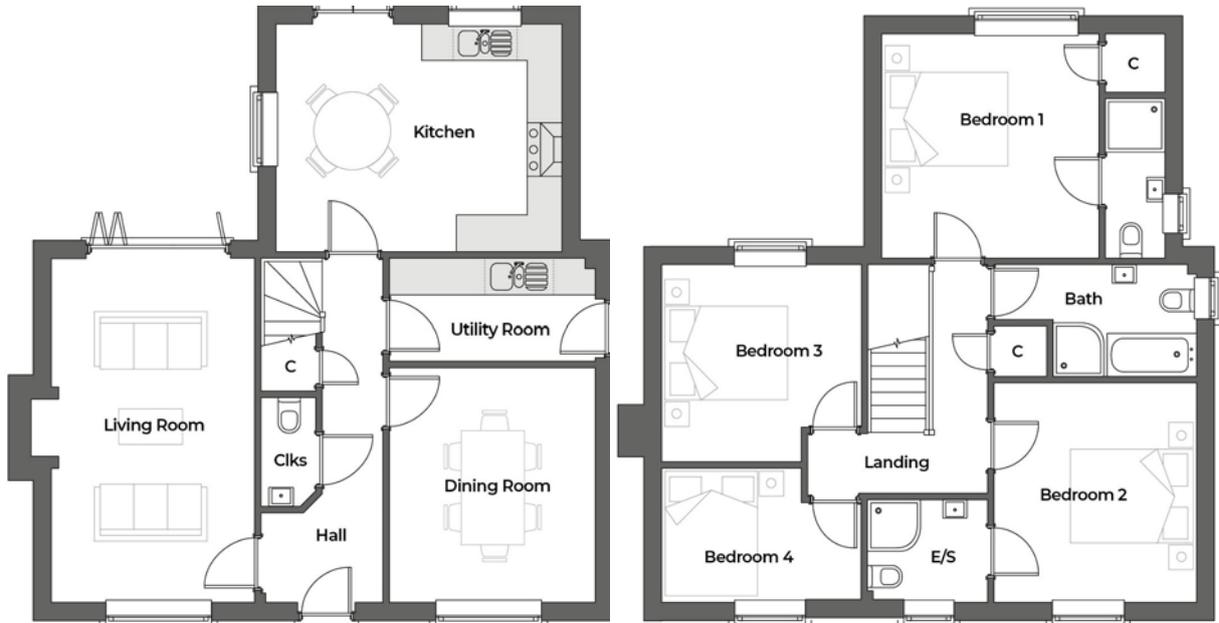
Approximate Dimensions			
Entrance Hall	4.06m x 1.52m	Bedroom 1	4.0m x 3.57m max
Open plan Kitchen/Dining Room	8.19m x 4.9m narrowing to 4.47m	En-suite	2.45m x 1.18m
		Bedroom 2	4.18m x 2.82m
Bathroom	1.98m x 1.75m	Bedroom 3	4.0m x 2.05m
Approximate Total Area : 1,023 sq ft (95 sqm)		Plot 3 - Ready for occupation	

**Plot 4 - 3 bedroom detached house with garage - £460,000**



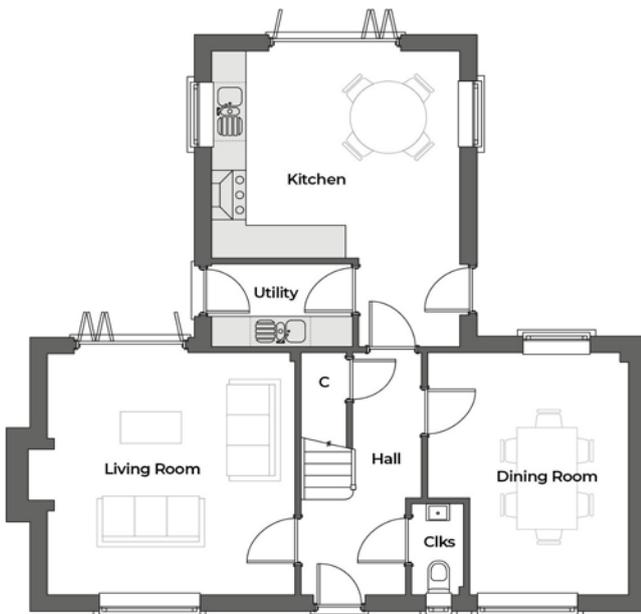
Approximate Dimensions			
Entrance Hall	2.19m x 2.09m	Bedroom 1	4.46m x 3.47m max
Cloakroom	1.58m x 1.13m	En-suite	2.66m x 1.18m
Sitting Room	5.83m x 3.37m	Bedroom 2	3.72m x 3.37m
Kitchen/Dining Room (L shaped)	7.85m x 2.93m + 3.96m x 2.34m	En-suite	2.17m x 2.0m max L shaped
		Bedroom 3	3.28m x 3.13m
		Bathroom	2.31m x 1.96m
Approximate Total Area : 1,313 sq ft (122 sqm)		Plot 4 - Ready for occupation	

**Plot 5 - 4 bedroom detached house with garage - £530,000**



Approximate Dimensions			
Entrance Hall	5.71m x 2.07m max	Bedroom 1	3.82m x 3.7m
Cloakroom	1.77m x 0.91m	En-suite	2.73m x 0.96m
Sitting Room	5.7m x 3.41m	Bedroom 2	3.71m x 3.47m
Kitchen/Breakfast Room	4.8m x 3.81m	En-suite	2.03m x 1.65m
Dining Room	3.91m x 3.46m	Bedroom 3	3.41m x 3.31m
Utility Room	3.46m x 1.68m	Bedroom 4	3.42m x 2.28m
		Bathroom	3.45m x 1.85m maximum
Approximate Total Area : 1,561 sq ft (145 sqm)		Plot 5 - Ready for occupation	

**Plot 6 - 4 bedroom detached house with garage - £522,500**



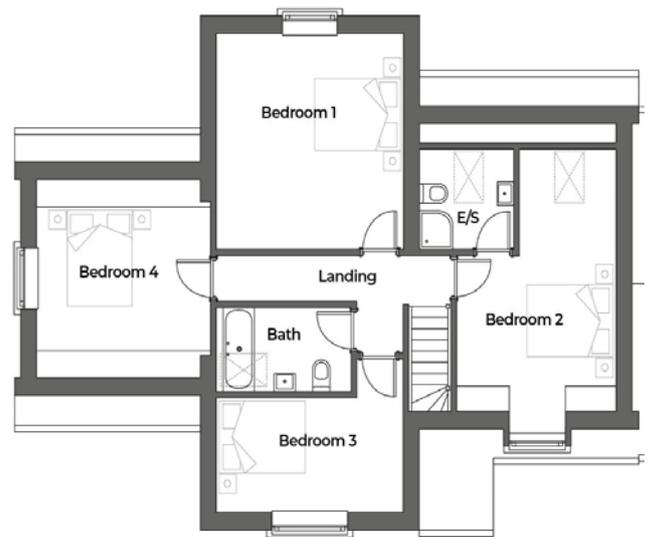
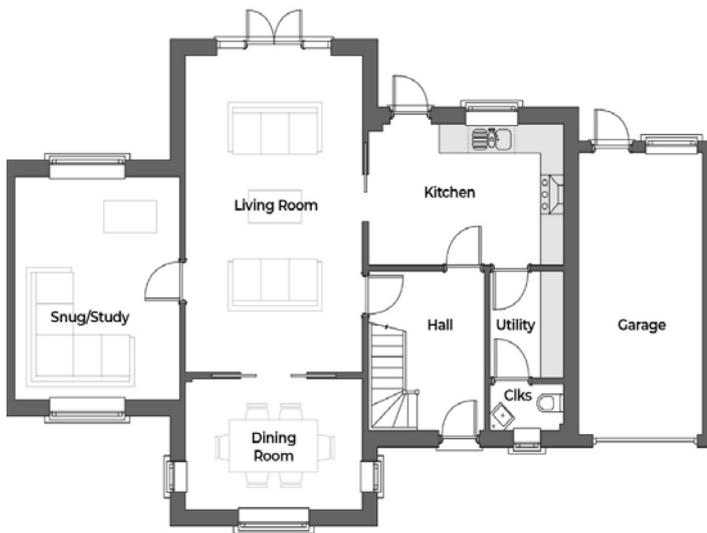
Approximate Dimensions			
Entrance Hall	4.48m x 2.15m max	Bedroom 1	4.47m x 4.37m max
Sitting Room	4.46m x 4.38m	En-suite	2.64m x 1.17m
Cloakroom	1.67m x 0.92m	Bedroom 2	3.58m x 2.88m
Dining Room	4.46m x 3.57m max	Bedroom 3	4.36m x 3.62m
Kitchen	5.62m x 4.34m max L-shaped	Bedroom 4	2.82m x 2.58m
Utility Room	1.6m x 2.46m	Bathroom	3.56m x 1.44m
<b>Approximate Total Area : 1,529 sq ft (142 sqm)</b>		<b>Plot 6 - Ready for occupation late Spring 2025</b>	

Plot 7 - 3 bedroom detached bungalow with garage - £450,000



Approximate Dimensions			
Entrance Hall	2.7m x 2.43m max L shaped	Bedroom 1	3.74m x 3.47m
Kitchen/Dining/Sitting Room	5.05m x 2.55m + 6.68m x 3.82m	En-suite	2.36m x 1.09m
		Bedroom 2	3.67m x 3.28m
Garage	5.68m x 3.656m	Bedroom 3	3.0m x 2.21m
		Bathroom	2.0m x 1.71m
Approximate Total Area : 1,033 sq ft (96 sqm)		Ready for occupation: late spring 2025	

**Plot CP1 - 4 bedroom detached house with garage - Price not yet released**



**Approximate Dimensions**

Hall	3.43m x 2.78m	11'2 x 9'1	Bedroom 1	4.34m x 4.11m	14'2 x 13'4
Kitchen	4.67m x 2.97m	15'3 x 9'7	Bedroom 2	4.72m x 3.59m	15'4 x 11'7
Living /Dining Room	9.63m x 4.12m	31'5 x 13'5	En-suite	2.37m x 1.99m	7'7 x 6'5
Utility Room	2.3m x 1.77m	7'5 x 5'8	Bedroom 3	3.89m x 2.81m	12'7 x 9'2
Cloakroom	2.3m x 1m	7' 5 x 3'3	Bedroom 4	4.12m x 2.3m	13'5 x 7'5
Snug/Study	4.68m x 3.89m	15'3 x 12'7	Bathroom	2.98m x 1.71	9'7 x 5'6
			Garage	6.362m x 5.9m	20'10 x 19'4
<b>Approximate Total Area : 1,617 sq ft (150.3 sqm)</b>			<b>Anticipated Build Completion: to be confirmed</b>		

Plot CP2 - 3 bedroom bungalow with garage - Price not yet released



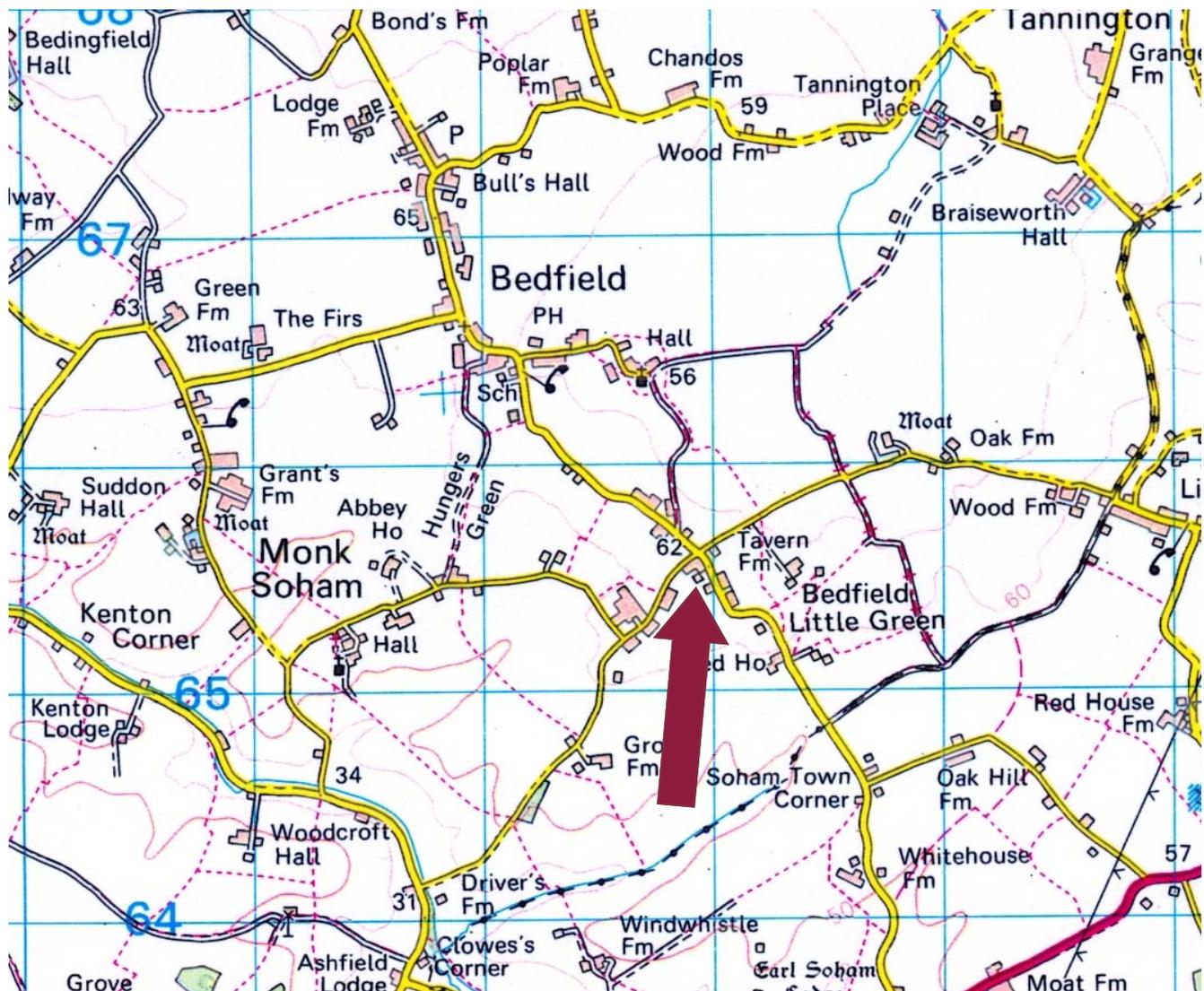
**Approximate Dimensions**

Entrance Hall	2.5m x 1.78m	8'2 x 5'8	Bedroom 2	4.14m x 3.38m	13'5 x 11'1
Living/Dining/Kitchen	8.36m x 6.06m max	27'4 x 19'8	Bedroom 3	3.69m x 2.85m	12'1 x 9'3
Bedroom 1	3.9m x 3.1m	12'7 x 10'1	Bathroom	2.68m x 1.88m	8'7 x 6'1
En-suite	1.79m x 1.48m	5'8 x 4'8	Garage	6.36m x 6.33m	20'10 x 20'9
<b>Approximate Total Area : 1,069 sq ft (99.38 sq sqm)</b>			<b>Anticipated Build Completion: to be confirmed</b>		

## Directions

From Framlingham proceed out to Saxtead Green and turn left onto the A1120. Take the next right turning towards Bedfield. At the end of the road turn right at the T-junction. Continue for about a mile where Wheel Forge will be found on the left hand side.

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