

An exciting opportunity to purchase an area of grassland/amenity land, extending to 13.95 acres (5.65 hectares) located on the outskirts of the popular village of Grundisburgh

Guide Price
£135,000 Freehold
Ref: C906a

Land adjoining
Stoney Road
Grundisburgh
Woodbridge
IP13 6RG



For sale freehold with vacant possession.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

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

Introduction

The land, which adjoins Stoney Road, Grundisburgh, extends to approximately 13.95 acres (5.65 hectares). The property provides purchasers with the opportunity to acquire an area of grassland in a convenient location, just north of Ipswich.

Method of Sale

We are instructed to offer the land by private treaty, inviting offers for the land, with the intention of achieving exchange of contracts as soon as possible with completion expected to take place four weeks thereafter.

A deposit of 10% of the purchase price will be payable on exchange of contracts and if early entry is required, then the purchaser will be asked to pay an additional 10% deposit at that stage. The land is for sale freehold, with vacant possession being given upon completion.

Vendor's Solicitor

Jackamans Solicitors, Park House, Mere Street, Diss IP22 4JY. For the attention of James Laband.
Tel: 01379 643555. Email: james.laband@jackamans.co.uk.

Location

The land is situated in a pleasant elevated rural location on the outskirts of the popular village of Grundisburgh.

Grundisburgh, which has a village store, public house and primary school, is situated only four miles from Woodbridge and approximately six miles from the County Town of Ipswich. The Heritage Coast lies within 12 miles with popular centres such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold all within easy reach.

Description

The land comprises an area of grassland, predominantly bordered by mature trees and hedgerows with road frontage on two sides. There is an access gate directly onto Stoney Road on the northern boundary. In total, the land extends to approximately 13.95 acres (5.65 hectares) and it is shown for identification purposes outlined red on the enclosed plan.

The land is relatively flat in topography with a slight slope from the west to east. There is a mature hedgerow that creates a partition through the land, splitting the field into two sections. The land is shown as Grade 3 on the Defra 1:250,000 Series Agricultural Land Classification Map. There are no buildings erected on the land.

The land currently forms part of a larger field but which is being split in half as part of the sale. The vendors are retaining the adjoining grassland to the west.

Viewings

At any reasonable time, with particulars in hand, by arrangement with the Agents first.

Rights of Way, Wayleaves, Easements Etc.

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land. There is one electricity pylon situated on the land, the payment of which has previously been capitalised.

Services

There are no services connected to the land, but mains water and electricity are connected to the residential properties that border the field.

Basic Payment Scheme

There are no Entitlements included with the sale and no other quotas are available with the land.

Timber, Sporting and Minerals

All sporting, standing timber and minerals are included in the sale of the freehold.

Boundaries

With the exception of the newly created western boundary (between points 'A' and 'B' on the sale plan), all boundaries shall be as previously and the Vendor shall not be required to define the same. These are shown for identification purposes only outlined red on the attached plan. Purchasers should satisfy themselves with regard to these as no error, omission or misstatements will allow the Purchaser to rescind the contract nor entitle either party to compensation thereof.

Within one month of completion, the purchaser will be required to erect a boundary fence (with a minimum of wooden posts and two strands of wire) between points 'A' and 'B' on the sale plan.

The land has the benefit of being registered with the Land Registry under Title Numbers SK181020 and part of SK148716.

Town and Country Planning

The property is sold subject to any development plans, Tree Preservation Orders, Ancient Monument Orders and Town and Country schedules or other similar matters that may be or come into force.

Outgoings

The land is sold subject to any drainage rates and other outgoings that may be relevant.

Environmental Stewardship Scheme

The land is not within an Environmental Stewardship Scheme.

Tenure and Possession

The land will be sold freehold with vacant possession given upon completion.

NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

November 2022



Directions

From the A12 Woodbridge bypass, take the B1079 (adjacent to Wyvale Garden Centre) and continue on this road through to Grundsiburgh turning left into the village centre. Passing the village shop and public house, take the first turning right into Stoney Road. Follow Stoney Road or approximately 500 metres and the land will be on your left, as identified by the Clarke & Simpson For-Sale board.

What3Words: builds.swing.elbow



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