

***FOR SALE BY ONLINE AUCTION***  
*An exciting opportunity to purchase an area of grassland/amenity land, extending to 3.25 acres (1.32 hectares) located on the outskirts of the county town of Ipswich.*

Guide Price  
£125,000 Freehold  
Ref: C1473

Land Adjoining  
Henley Road  
Ipswich  
IP1 6TD



**FOR SALE BY TIMED ONLINE AUCTION -  
13th JUNE 2023**

Contact Us



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## **Introduction**

The land, which adjoins Henley Road, Ipswich, extends to approximately 3.25 acres (1.32 hectares). The property provides purchasers with the opportunity to acquire an area of grassland in a convenient location, just to the north of Ipswich.

## **Method of Sale**

The property is offered for sale by Unconditional Timed Online Auction on the 13th June 2023 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 business days later. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor is preparing an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch/Register/Bid.

## **Vendor's Solicitor**

The Vendor's solicitors are Birketts LLP, Providence House, 141-145 Princes St, Ipswich, IP1 1QJ;  
Tel: 01473 232300.

For the attention of Liona Beckham - Email: Liona-Beckham@birketts.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## **Location**

The land is situated in a pleasant and convenient location just on the northern outskirts of Ipswich. Ipswich provides a comprehensive range of facilities including an extensive range of local and national shops, businesses, public houses, restaurants and a wide range of sports facilities including swimming at Crown Pools. In addition to this there are schools in both the state and private sector.

The mainline Ipswich railway station lies approximately 1.5 miles away, which runs regular Inter City services to London's Liverpool Street Station which take approximately 65 minutes. There are also very good road links to the A14 and A12 trunk roads.

## **Description**

The land comprises an area of grassland, predominantly bordered by mature trees and hedgerows with road frontage on one side. In total, the land extends to approximately 3.25 acres (1.32 hectares) and is shown for identification purposes outlined red on the enclosed plan.

The land is relatively flat in topography. Mature trees create a partial division 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 on the land.

## **Viewings**

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

## **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.

## 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

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.

The land has the benefit of being registered with the Land Registry under Title Number SK144460.

## 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 outgoing 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.

**May 2023**



## Directions

From the A1214, turn right onto Henley Road. Follow Henley Road north for approximately one mile and take the track on the left. Follow this for a further 100 metres and the field entrance will be on the left and will be indicated by the Clarke & Simpson for sale board.

What3Words:

Field Centre: props.patio.labels

Field Entrance: marked.hang.lake



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