

FOR SALE BY ONLINE AUCTION
A parcel of amenity land extending
to 1.40 acres (0.57 ha) located on the
edge of Hacheston.

Guide Price
£30,000 Freehold
Ref: W489/B

Land at
The Street
Hacheston
Suffolk
IP13 0DN



FOR SALE BY TIMED ONLINE AUCTION
- THURSDAY 17TH AUGUST 2023

Contact Us



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Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on Thursday 17th August 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 working 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 the like, 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 Ashtons Legal, The Long Barn Fornham Business Court, Bury St. Edmunds, Suffolk, IP31 1SL, Attn Fenella Eddell, Tel. 01284 727015, email fenella.eddell@ashtonslegal.co.uk.

Location

The land is situated on the edge of Hacheston which is a rural village, yet conveniently located within easy reach of the A12.

Description

The grassland extends to 1.40 acres (0.57 ha) and comprises one enclosure of permanent grassland and is surrounded by mature hedging. It provides an opportunity to purchase of parcel of permanent pasture within easy access of the village for amenity purposes.

The land has previously been grazed and has been within the same family ownership since the 1980s.

The property is accessed by a single five bar gate directly from The Street.

The Land provides an excellent opportunity to purchase a small parcel of land which is classified as Grade 3 on the Defra 1:250,000 Series Agricultural Land Classification Map and is of the 592P Burlingham Association. The land is described in detail as being '*deep fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging. Some similar fine or coarse loamy or clayey soils. Some deep well drained coarse loamy over clayey, fine loamy and sandy soils.*'

The land is shown for identification purposes only outlined in red on the enclosed plan.

The boundaries are marked north, east, south and west with mature hedging and trees.

Services

There are no services connected to the land.

Viewings

At any reasonable time, with particulars in hand by prior 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.

There is a public footpath along the eastern boundary.

Timber, Sporting and Minerals

All sporting rights, standing timber and mineral rights (except as reserved by statute or to the crown) are included within the sale of the freehold.



Basic Payment Scheme

The land is not registered with the Rural Payments Agency for any Scheme.

Outgoings

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

Boundaries

Boundaries are shown for identification purposes only outlined in red on the enclosed plan. Purchasers should satisfy themselves with regard to these and no error, omission or misstatement will allow the purchaser to rescind the contract nor entitle either party to compensation thereof.

The land is registered with the Land Registry under title number SK355326.

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 as may be or come into force.

VAT

Should any sale of the land, or any right attached to it become a chargeable supplier for the purpose of VAT, such VAT shall be payable by the purchaser in addition to the contract price although this is not anticipated by the seller.

Tenure and Possession

The land is for sale freehold with vacant possession upon completion.

Restrictive Covenant

There is a restrictive covenant attaching to the land from the former owner preventing the erection of any building or structure on the land.



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. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property. Any distances and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents 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.
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. When you register to bid you will be prompted to provide the appropriate money laundering documentation.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - **£900 including VAT (see Buying Guide)**. Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.

July 2023



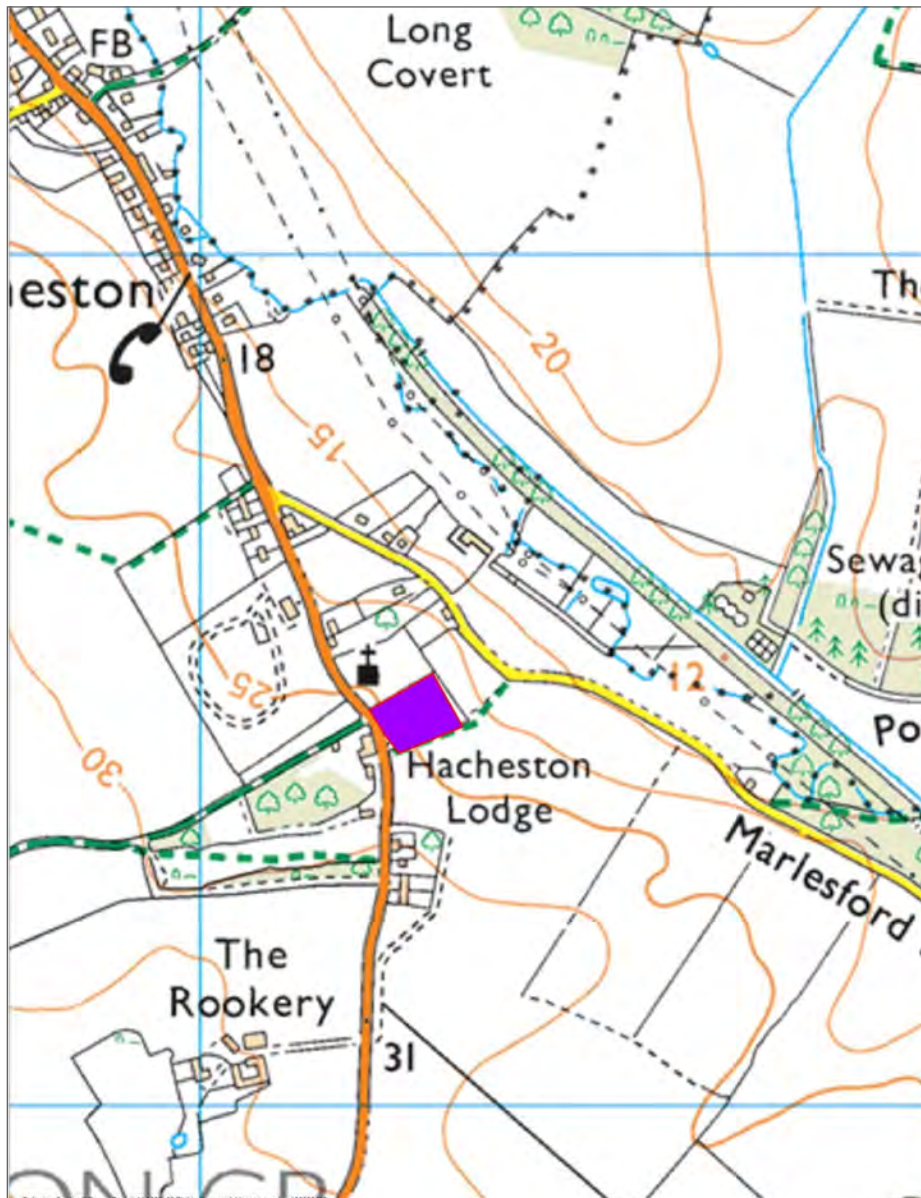


NOT TO SCALE

Directions

Exiting the A12 at the junction to Hacheston and Campsea Ashe, proceed along the B1116 towards Hacheston. The land can be found on the right hand side just before the church and as indicated by the Clarke and Simpson For Sale Board.

For those using the What3Words app: [///quicksand.dodging.circles](https://www.what3words.com/quick/sand.dodging.circles) (entrance gate)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.