

FOR SALE BY ONLINE AUCTION
An unusual opportunity to purchase
an area of land and adjoining
roadway in the popular town of
Hadleigh

Guide Price
£5,000 Freehold
Ref: C1473
Woodthorpe Close
and Adjoining Land
Hadleigh
Ipswich
IP7 5JB



FOR SALE BY TIMED ONLINE AUCTION -
23rd October 2023

Contact Us



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Introduction

Woodthorpe Close and the adjoining land extends to approximately 0.44 acres (0.18 hectares). The property provides purchasers with the unusual opportunity to acquire an access road and adjoining grassland, in a convenient location within the town of Hadleigh.

Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on the 23rd October 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

Woodthorpe Close is situated close to the centre of the popular market town of Hadleigh, between Sudbury and Ipswich. Hadleigh provides an extensive variety of commercial and recreational facilities as well as schooling. There are a wide range of walking and riding opportunities in the area as well a number of local golf courses including Stoke by Nayland. Manningtree is approximately nine miles to the south-east, with regular Inter-City train services to London's Liverpool Street Station taking approximately 55 minutes. Ipswich is approximately nine miles to the east and offers a comprehensive range of shopping, recreational and commercial facilities together with main line rail services to London and Norwich.

Description

The area comprises three different sections. Woodthorpe Close, an area of grassland adjoining Woodthorpe Road, and a small area of woodland on the east side of the land next to Station Road.

"Woodthorpe Close" is an area of tarmacked driveway that provides access to many residential houses and gently slopes from the west to the east allowing for on road parking for some of these properties.

The second area is a small piece of grassland that is located on the west side of the property measuring 0.10 acres (0.04 hectares). The grassland has two mature trees and a hedgerow that gives the north east corner some privacy from the adjoining property. This area of grassland gently slopes from the north to the south which follows the gradient of Woodthorpe Road beside it. The area could have the opportunity for a different use subject to planning permission, but the purchaser will need to make their own enquiries on this matter.

The final area that completes this title is a small area of woodland located on the east side of the property. This area measures 0.12 acres (0.05 hectares) and has pedestrian only access from either a path at the top of Woodthorpe Close or a path from Station Road which runs along the east of 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.

Please note that the entire title outlined red on the sales plan is maintainable under the Highways Act 1980. This area includes Woodthorpe Close, Woodthorpe Road and the footway from Woodthorpe Close to Station Road.

Timber, Sporting and Minerals

All sporting and standing timber are included in the sale of the freehold. However, minerals are excluded from this sale.

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 SK12958.

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.

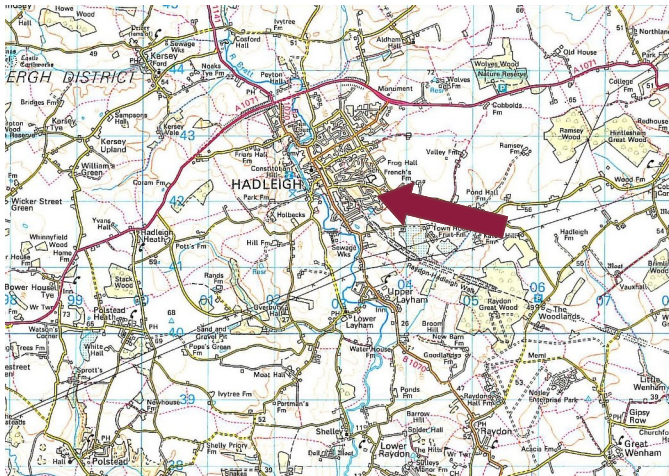
Tenure

The land will be sold freehold. As stated the land is controlled by Highways. Part of the land appears to be being occupied by number 11 Woodthorpe Close.



NOTES

1. 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.
2. 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.
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.



Directions

From Ipswich proceed in a westerly direction on the A1071 turning left onto Duke Street in Hintlesham. From here, follow Duke Street onto Pond Hall Road toward Hadleigh. From Pod Hall Road, continue onto Station Road and take the second left onto Woodthorpe Road. Woodthorpe Close is located 350m down the road on the left.

What3Words: zips.escape.shapeless



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