

*A block of arable land extending to 12.47 acres (5.05 ha) located in Ufford near Woodbridge.*

Guide Price  
£125,000  
Freehold  
Ref: W400A/B

Land at  
Byng Hall Road  
Ufford  
Suffolk  
IP13 6EJ



For sale freehold, with vacant possession, as a whole.

Contact Us



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## **Introduction**

The land at Ufford comprises a single arable enclosure extending to approximately 12.47 acres (5.05 hectares). The land has lain fallow for a number of years but could revert to arable cultivation.

## **Method of Sale**

We are instructed to offer the land for sale by private treaty, inviting offers for the whole or lots with the intention of achieving exchange of contracts as soon as possible, with completion by agreement. A deposit of 10% of the purchase price will be payable on exchange of contracts.

## **Vendor's Solicitors**

Barker Gotelee, 41 Barrack Square, Martlesham Heath, Suffolk IP5 3RF, attn Miles Coates, tel. 01473 611211, email miles.coates@barkergotelee.co.uk.

## **Location**

The land is situated just to the west of the small Suffolk village of Ufford. Access can be taken directly from Byng Hall Road.

## **Description**

In total the land extends to 12.47 (5.05 hectares). It is bordered with post and rail fencing to the A12 and backing onto residential gardens.

There are no buildings or structures erected on the land.

The land provides an excellent opportunity to purchase a good sized agricultural enclosure to revert to arable cultivation. The land is shown as being Grade 3 on the DEFRA 1:250,000 Series Agriculture Land Classification Map and is of the Newport 4 Soil Series Association which is described as *'deep well drained sandy soil. Some very acid soils with bleached sub surfaced horizon especially under heath or under woodland. Risk of wind erosion.'*

The land has recently been topped and further details are available from the Vendor's agent with regard to previous cropping.

The land has access directly from Byng Hall Road.

## **Services**

There are no services connected to the land.

## **Viewings**

At any reasonable time during daylight hours, with particulars in hand but notifying the selling agent prior.

## **Rights of Way, Wayleaves, Easements Etc.**

The property is sold subject to and with the benefit of all rights of ways, wayleaves and easements that may affect the land.

A public footpath runs along the southern 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 (BPS)**

The land is registered with the Rural Payments Agency and has previously been used by the Vendors to claim the BPS. The BPS has now ceased and, as such, no entitlements will be transferred with the land. No delinking payments attributable to the BPS will be transferred to a Purchaser.

## **Environmental Schemes**

The land is not entered into any Environmental Schemes.



## **Outgoings**

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

## **Boundaries**

All boundaries 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 property is registered under Land Registry title number SK98232.

## **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.

## **Overage**

The property will be sold with an overage condition attaching to the land benefiting the Vendors to a payment equal to 30% of the uplift in value following a successful grant of planning permission for any non-agricultural or horticultural use within the period of 30 years from the date of completion of the sale.

## **VAT**

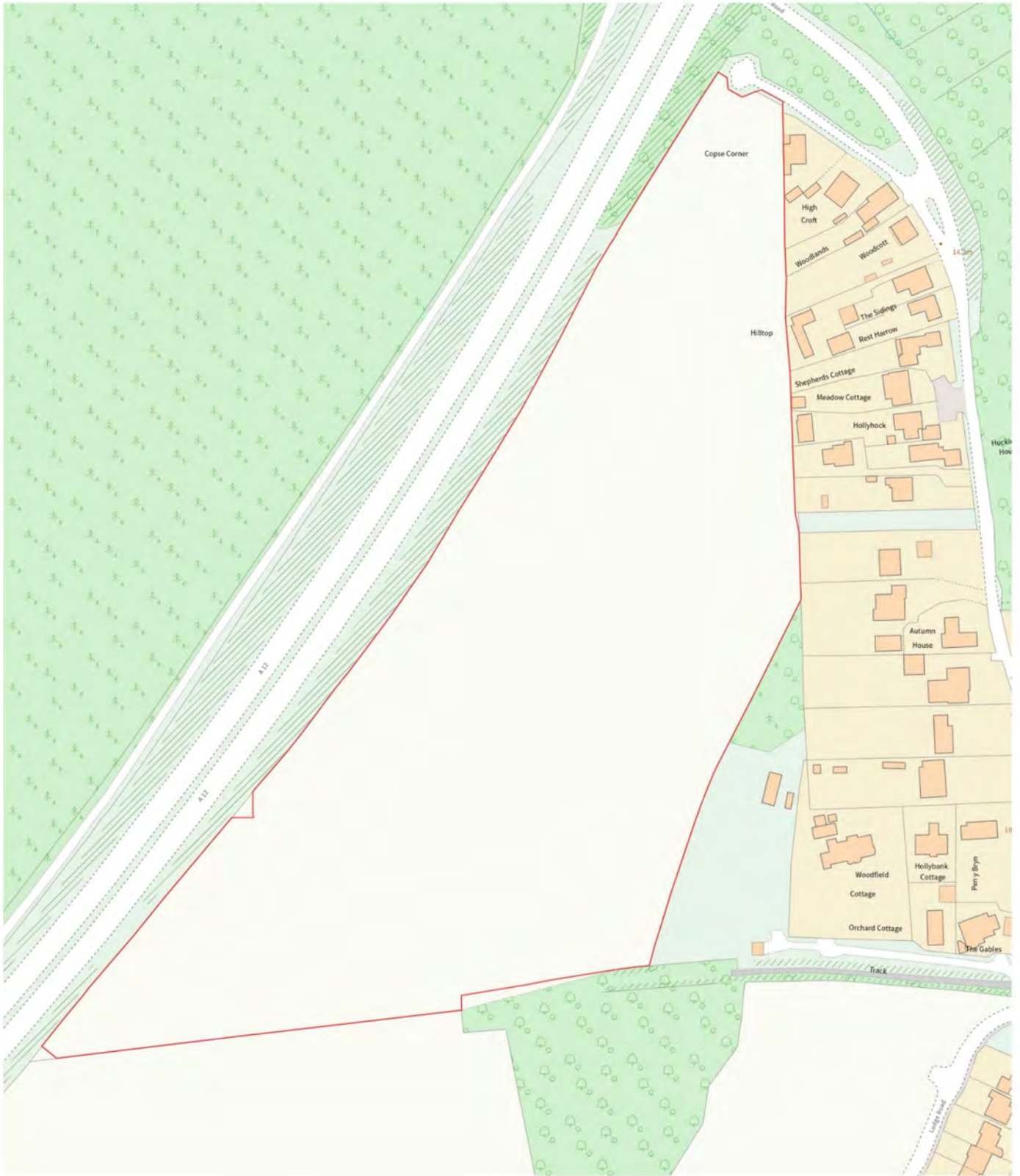
Should any sale of the land, or any right attached to it, become a chargeable supplier for the purpose of VAT, such VAT will be payable by the purchaser in addition to the contract price although this is not anticipated by the seller.

## **Tenure and Possession**

The land is sold freehold with vacant possession.









#### 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.

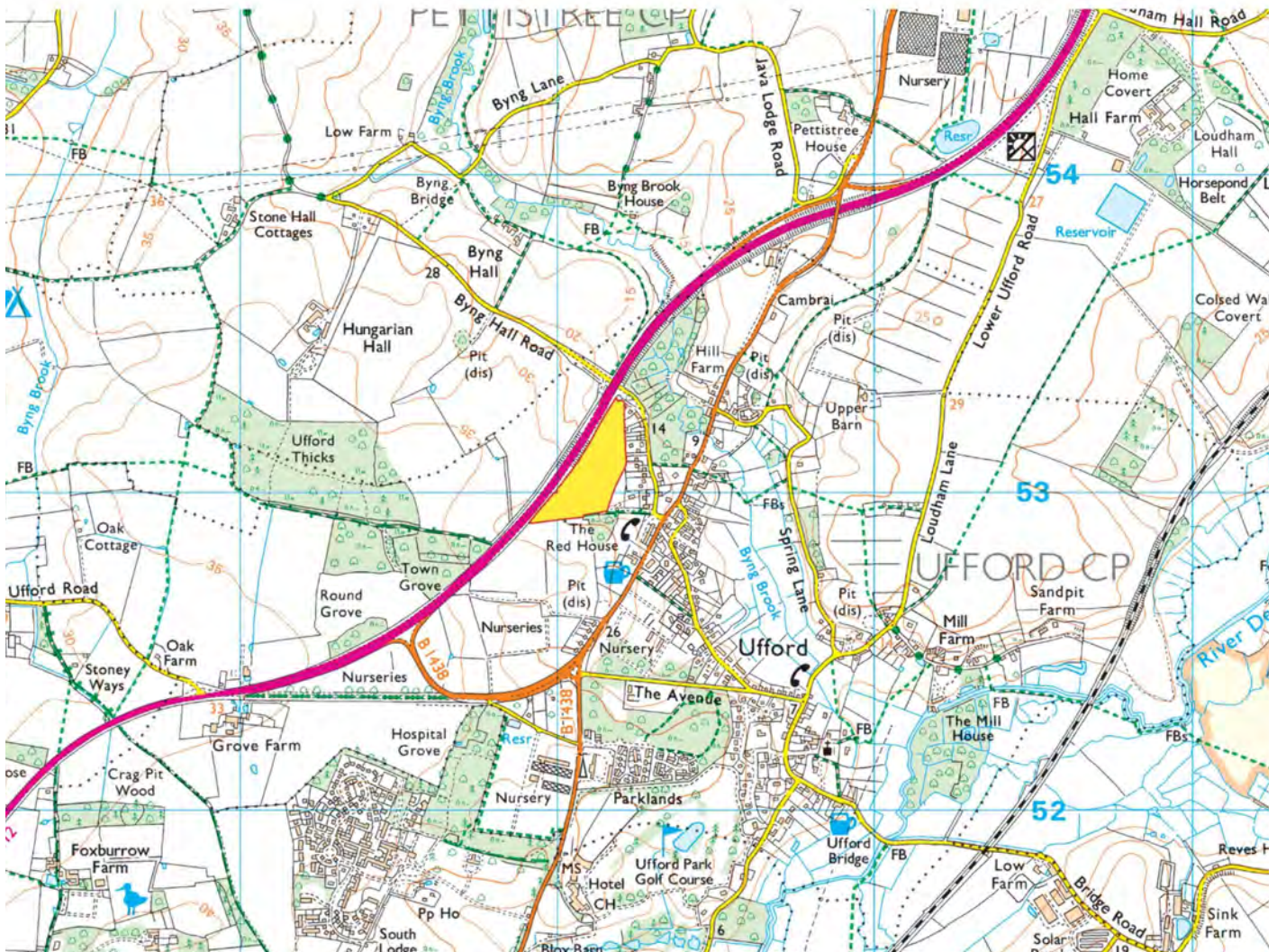
3. Although the land can be accessed via Byng Hall Road, there is a right of way access to the south through the property known as Wood Field

*April 2024*

## Directions

From the A12 southbound exit the junction towards Ufford and continue round to the village. Byng Hall Road is the first turning on the left-hand side. Proceed along Byng Hall Road. Just prior to going underneath the A12 take the fork junction to the left along the former lane and the land can be found on the left-hand side.

The What3words location is as follows: //greeting.cupboards.zaps



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