

An attractive and productive block of arable land extending to 247.66 acres (100.23 hectares), situated in a convenient location in Long Thurlow, within Mid Suffolk.

Guide Price
£2,400,000 Freehold
Ref: C1467(B)

Land adjoining
Wyverstone Road
Long Thurlow
Bury St Edmunds
Suffolk, IP31 3JB



For sale as a whole, with vacant possession.

Contact Us



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Introduction

The land extends to approximately 247.66 acres (100.23 hectares) and comprises a productive block of arable land located in a convenient and desirable location on the outskirts of Great Ashfield, near Bury St Edmunds.

Method of Sale

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

It is expected that the purchaser will be required to sign an 'Exclusivity Agreement' with a 5% 'Exclusivity Fee' paid to and held by the Vendor's solicitor. A copy of the draft 'Exclusivity Agreement' is available from the Agent.

Vendor's Solicitor

Roythornes Limited, Incubator 2, The Boulevard, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4XA. Tel: 01480 587097/07919541217. Contact: Tim Galloway. Email: TimGalloway@roythornes.co.uk

Location

The land lies within between the Wyverstone Road and the Wetherden Road in Long Thurlow, a delightful hamlet, on the boundaries of Badwell Ash and Great Ashfield in Mid Suffolk.

The A14 trunk road, just five miles to the south, provides quick and easy access to the Cathedral town of Bury St Edmunds (11 miles) and Stowmarket (10 miles). Both towns providing a comprehensive range of amenities and facilities, Stowmarket also providing a commuter rail link to London's Liverpool Street Station (90 mins).

Description

The property comprises a productive and good sized block of arable land - extending in all, to approximately 247.66 acres (100.234 hectares), as shown for identification purposes outlined red on the enclosed plan. The land has been farmed by the vendor to a high standard and the cropping has typically been under a white straw rotation of wheat, barley, oil seed rape, sugar beet and beans.

The land is gently undulating and classified as Grade 3 under the DEFRA 1:250,000 Land Classification Map. The soil type is classified as 'Ashley', being a productive loamy and clayey soil, ideally suited to arable and grass rotations.

The land adjoins and can be accessed from Wyverstone Road to the north, Wetherden Road to the south and centrally, there is access off Braziers Lane. The land is comprehensively drained and a copy of the drainage plans are available for inspection with the Agent.

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 running along the western field boundary between Braziers Lane and Wyverstone Road. Braziers lane is understood to be a Byway Open to All Traffic. A small corridor through the eastern end of the land is sold subject to the reservation of an easement for the installation of an underground electricity cable - further information is available from the Agent.

Timber, Sporting and Minerals

All sporting rights, standing timber and mineral rights (except as reserved by statute or to the Crown), in so far as they are owned, are included in the sale of the freehold.

Environmental Stewardship Scheme

The land forms part of a Countryside Stewardship Mid Tier Agreement (Agreement No. 1462371), which commenced on 1st January 2023 and terminates on 31st December 2027. The Purchaser will be obligated to take on the requirements of the Scheme through to its termination.

Boundaries

The vendor shall not be required to define the boundaries on the ground. These are shown for identification purposes only outlined 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 property is registered with the Land Registry under Title Numbers SK308107 and SK 334161.

The purchaser will be required to erect a fence (with a minimum of wooden posts and wire) or plant a hedge along the newly created boundary between points 'A' and 'B' on the sale plan. This shall be done within six months of completion.

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 & VAT

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

Quotas and Basic Payment Scheme

No Entitlements nor any other quotas are available with the land. The vendor will receive and retain all de-linked Basic Payments relating to the land.

Tenure and Possession

The land is sold freehold with vacant possession.

Information Pack

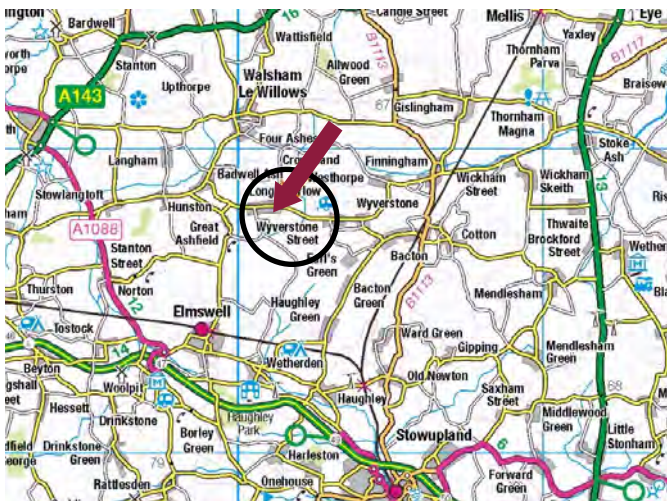
An information pack containing further details relating to the land (previous cropping, land drainage, soil indices etc) is available for inspection at the agent's office all can be e-mailed to interested parties.



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. 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, building contents 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 2024



Directions

From Bury St Edmunds head north east on the A143 passing through Great Barton and towards Ixworth. Approaching Ixworth, take the right turn onto the A1088 and proceed towards Norton. Just before Norton, turn left signposted Stowlangtoft and follow this road through Stowlangtoft and Hunston into Badwell Ash. Continue through the village, taking the second turning on the right (Richer Road) signposted Long Thurlow and Wyverstone. After approximately one mile, the land will be on the right hand side, as identified by the Clarke & Simpson 'For Sale' board.

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