

*An attractive area of amenity
grassland extending to 10.91 acres
(4.41 hectares) located in a
picturesque location adjacent to the
river Fromus in east Suffolk*

Guide Price
£125,000

Freehold
Ref: C1443/N

Land Adjoining
Wadd Lane
Snape
Suffolk
IP17 1QY



For sale freehold with vacant possession as a whole.

Contact Us



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Location

The land is located on the outskirts of the pretty and desirable village of Snape, with access directly off Wadd Lane. The village of Snape is home to the world famous Snape Maltings Concert Hall, together with the acclaimed retail complex and Plough & Sail Inn.

The coastal town of Aldeburgh, which is fewer than five miles away, benefits from national and local shops, as well as a fantastic range of restaurants. There is a railway station in the market town of Saxmundham, which is approximately three miles away. Here there are also Waitrose and Tesco supermarkets.

Method of Sale

We have been instructed to offer the property for sale by private treaty inviting offers for the whole with the intention of achieving exchange of contracts as soon as possible with completion eight weeks thereafter or sooner by agreement.

Vendors' Solicitor

Barker Gotelee. 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk, IP5 3RF. Telephone: 01473 611211. Contact Name: Sam Read. Email: Sam.Read@barkergotelee.co.uk

Local Authority

East Suffolk Council. East Suffolk House, Station Rd, Melton, Woodbridge IP12 1RT. Telephone: 0333 016 2000. Email: customerservices@eastsoffolk.gov.uk

Description

This area of land gives the purchaser an opportunity to acquire a most attractive area of amenity grassland in a peaceful location adjacent to the river Fromus on the outskirts of Snape. It comprises four grass fields, extending in all to approximately 10.91 acres (4.41 hectares), as shown outlined red on the enclosed plan. One of the fields adjoins Wadd Lane, with the other three being on the other side of the river Fromus and accessed through a small ford.

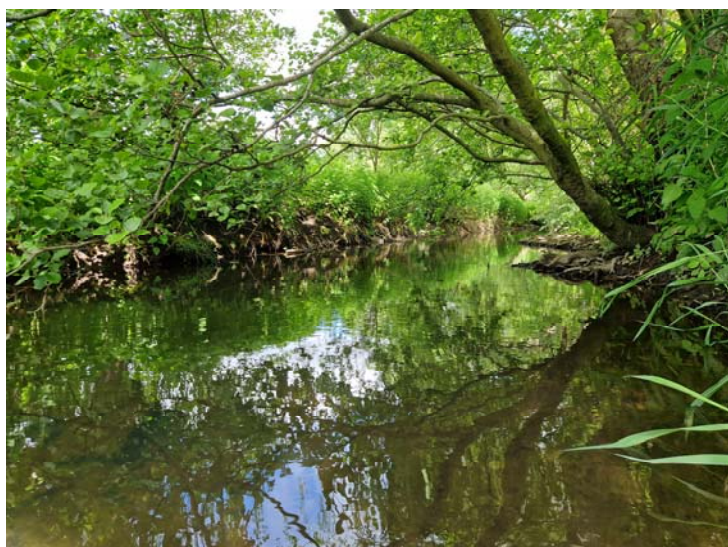
The land has been down to grass for many years, is fenced and has been regularly grazed by sheep and horses. The land is shown predominately as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Map.

Viewings

At any reasonable time, with particulars in hand, by arrangement with the Agents first. Please note that access is through a ford and we recommend wellington boots!

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 an electricity pylon situated on the land and there is also a footpath running through one of the fields.



Timber, Sporting and Minerals

All sporting rights, standing timber and mineral rights (except reserved by Statute or to the Crown) are included in the sale of the freehold.

Environmental Stewardship Scheme

The land is not entered into any Environmental Scheme.

Boundaries

These are shown for identification purposes only outlined red on the enclosed 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 is registered with the Land Registry and forms part of Title Number SK331502 and all of SK341789.

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.

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.

Tenure and Possession

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

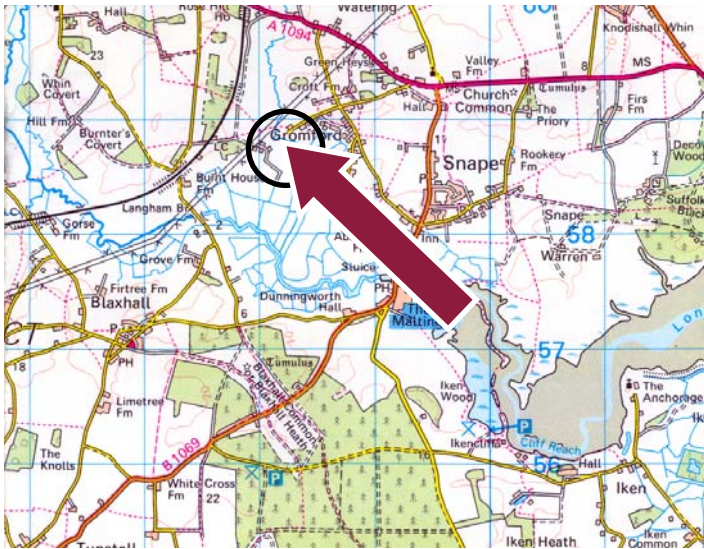
Quotas and Basic Payment Scheme

No Entitlements nor any quotas or contracts are available with 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 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. 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.
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. *June 2024*



Directions

Leaving Snape Maltings, follow Gromford Lane for approximately 1km until you reach a set of cross roads. Turn left down Wadd Lane and follow until you reach the land which is located at the bottom.

What3words: ///defensive.moss.giants



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