

*A parcel of arable and permanent grassland extending to 35.43 acres (14.33 ha) located east of Ipswich, outside the village of Lower Somersham.*

Guide Price  
£445,000

Ref: W346C/H  
Freehold

Land at  
Offton Road  
Somersham  
Suffolk IP8 4PU



For sale freehold with vacant possession as a whole or in two lots.

Lot 1: 13.70 acres (5.54 ha) - £195,000 (edged red)  
Lot 2: 21.73 acres (8.79 ha)- £250,000 (edged blue)

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 621200  
F: 01728 724667

*And The London Office*  
40 St James Street  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## **Introduction**

The land at Offton Road comprises of two separate parcels of arable and grassland extending to approximately 35.43 acres (14.33 ha) as a whole. The arable land is currently planted with an environmental mix. It has previously been planted with a typical arable rotation.

## **Method of Sale**

We are instructed to offer the land by private treaty inviting offers for the whole or in two lots with the intention of achieving exchange of contracts as soon as possible, with completion two weeks later.

The land is being sold freehold with vacant possession as a whole or in two lots .

Lot 1: 13.70 acres (5.54 ha) edged red

Lot 2: 21.73 acres (8.79 ha) edged blue

## **Vendor's Solicitor**

Barker Gotelee, 41 Barrack Square, Martlesham, Suffolk IP5 3RF. Attn Christopher Green. Tel. 01473 617306, christopher.green@barkergotelee.co.uk.

## **Location**

The land is situated south east of the village of Lower Somersham, east of Ipswich and is accessed directly from the public highway off Offton Road. The land is located approximately 9 miles from the centre of Ipswich.

## **Description**

In total the land extends to 35.43 acres (14.33 ha) and is surrounded by mature hedging. The land is accessed directly from the public highway, Offton Road. Each field has a gateway access directly off the road and they are interconnected by a bridge over the ditch.

There are no buildings or structures erected on the land.

This is an excellent opportunity to purchase land which is shown as Grade 3 of the DEFRA 1:250,000 Series Agricultural Land Classification Map. The soil is described as being of the 411d (Hanslope) Association which is described fully as 'slowly permeable, calcareous clayey and fine loamy over clayey soils'.

Lot 1 is a singular triangular parcel of arable land, comprising 13.70 acres (5.54 ha).

Lot 2 is a parcel of permanent grassland extending to 21.73 acres (8.79 ha). There is a block of sapling trees running through the land. The land split into several paddocks by electric and wooden fencing.

The land is shown for identification purposes: Lot 1 outlined in red and Lot 2 outlined in blue on the enclosed plan.

## **Services**

There are no services connected to the land.

## **Viewings**

At any reasonable time, with particulars in hand, by prior arrangement with the Agents. Please contact Darcey Wilson, tel. 01728 724200 or [dwilson@clarkeandsimpson.co.uk](mailto:dwilson@clarkeandsimpson.co.uk) to make the necessary arrangements. Please note viewings take place entirely at the risk of the viewer.

## **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 footpath along the northern boundary of Lot 1.



## **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.

## **Environmental Scheme**

The land is entered into an Arable Offer Countryside Stewardship Scheme, reference: 1032462. The scheme commenced on 1st January 2021 and expires on 31st December 2025. The Vendor will retain payment for the 2024 scheme year. The scheme will be transferred to the purchaser at completion.

Lot 1: comprises 5.49 ha of nectar flower mix (AB8) under Countryside Stewardship.

Lot 2: comprises 0.5 ha of winter bird food (AB9) under Countryside Stewardship.

Further details can be obtained from the Agents.

## **Outgoings**

The land is sold subject to any drainage rates and other outgoing 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 land is registered with the Land Registry under title no. SK360709.

## **Planning**

The land is included in the Norwich to Tilbury corridor for the proposed overhead electricity route. One new pylon is proposed to be situated in Lot 1. Further details are available from the agent. To view the interactive map for the proposed route <https://norwichtotilburymap.nationalgrid.com/>.



## **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 at the prevailing rate in addition to the contract price.

## **Tenure and Possession**

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

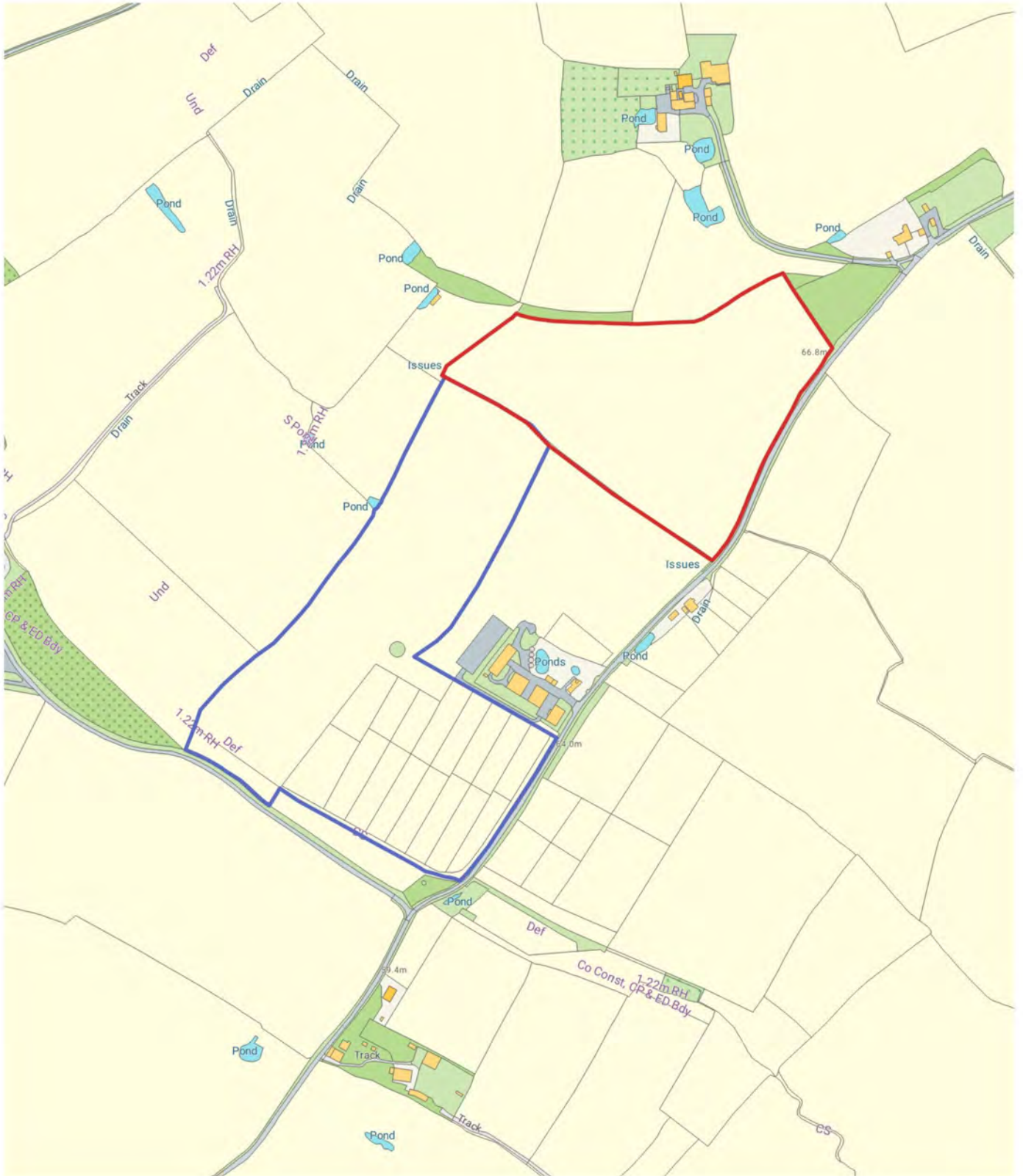


## **NOTES**

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

Travelling from the A14, exit at junction 52 for Claydon. Travel south on the Bramford Road proceed towards Bramford, turning right onto Pound Lane just before the Suffolk Water Park. This road leads into Somersham Road, through Little Blakenham. Continue through the village of Somersham. After the Duke of Marlborough Public House turn left onto Elmsett Road which leads onto Offton Road. The land is located on the right-hand side, indicated by a Clarke and Simpson For Sale Board.

What3Words location: //fracture.value.webcams



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