

An opportunity to purchase an area of grassland/amenity land, extending to 35.01 acres (14.17 hectares) located on the outskirts of the small village of Bedingfield

Guide Price
£350,000 Freehold
Ref: C1144(D)

Land at Park Farm
Bedingfield
Eye
IP23 7LB



For sale freehold with vacant possession.

Contact Us



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Introduction

The land, located in Bedingfield in Mid Suffolk, extends to approximately 35.01 acres (14.17 hectares). The property provides purchasers with the opportunity to acquire an area of grassland in a rural location, between the towns of Eye and Debenham.

Method of Sale

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

A deposit of 10% of the purchase price will be payable on exchange of contracts and if early entry is required, then the purchaser will be asked to pay an additional 10% deposit at that stage. The land is for sale freehold, with vacant possession being given upon completion.

Vendor's Solicitor

Kerseys Solicitors, 32 Lloyds Avenue, Ipswich, IP1 3HD. For the attention of Geoffrey Sutton. Email: geoffrey.sutton@kerseys.co.uk Tel: 01473 407116.

Location

The land is situated in a pleasant rural location on the outskirts of the small village of Bedingfield in Mid Suffolk between the towns of Debenham and Eye.

Debenham, located four miles to the south, is a picturesque and historic village which benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctor's surgery, butchers, post office, greengrocers, veterinary practice, public houses and a leisure centre

Description

The land comprises three fields, which were formally arable but are now grassland. In total, the land extends to approximately 35.01 acres (14.17 hectares) as shown for identification purposes outlined red on the enclosed plan. There are two access points directly onto the public highway that adjoins the land on the north-west boundary.

The land is relatively flat in topography. There are two mature hedgerows that partition the land into three sections. The land is shown as Grade 3 on the Defra 1;250,000 Series Agricultural Land Classification Map. The land is classified as chalky till land, which is described as fine loamy over clayey soils. There are no buildings nor any other structures on the land.

Viewings

At any reasonable time, with particulars in hand, by arrangement with the Agents first.

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 are no known rights of way traversing the land.

Services

There are no services connected to the land, but mains water and electricity are connected to the residential properties that border the property.

Basic Payment Scheme

There are no Entitlements included with the sale and no other quotas are available with the land.

Timber, Sporting and Minerals

All sporting, standing timber and minerals are included in the sale of the freehold.

Environmental Stewardship Scheme

The land is not currently within an Environmental Stewardship 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 has the benefit of being registered with the Land Registry and forms part of Title Number SK270196.

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.

Tenure and Possession

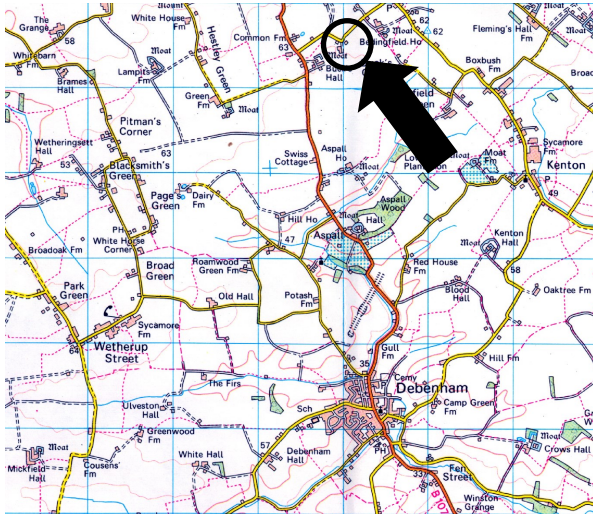
The land will be sold freehold with vacant possession given upon completion.



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. 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. No guarantee can be given that any planning permissions 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.

July 2024



Directions

From Debenham, follow Aspell Road for approximately four miles. Turn right shortly after Buck's Hall towards Bedingfield Street. After approximately half a mile, the land will be found on the right hand side as identified by the Clarke & Simpson "For Sale" board.

What3Words: ///nature.dupe.home



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