

59.51 acres (24.09 hectares) of productive arable land situated in an attractive rural position in Mid Suffolk, near Debenham – available as a whole or in two lots.

Guide Price:
£560,000 Freehold
Ref: C1227(B)

Land adjoining
Eye Road
Rishangles
Nr Eye
Suffolk IP23 7JZ



Available as a whole or in two lots:

Lot 1 - 39.51 acres (16 hectares) of arable land - Guide Price £370,000

Lot 2 - 20.00 acres (8.09 hectares) of arable land - Guide Price £190,000

As a whole - Guide Price £560,000

Contact Us



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Location

The land is situated in an attractive rural location within the desirable village of Rishangles, Suffolk. Rishangles is mid way between the towns of Debenham and Eye, both providing a useful range of everyday facilities.

The large town of Diss is approximately nine miles to the north west and has more extensive facilities and a mainline railway station with a journey time to London Liverpool Street Station of approximately 90 minutes. There are a variety of recreational opportunities available locally including, horse riding, walking and a number of golf courses including Diss, Cretingham and Stowmarket.

Method of Sale

We have been instructed to offer the property for sale 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 four weeks thereafter or sooner by agreement. The Vendor would favour selling the property as a whole.

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

Vendors' Solicitor

Barker Gotelee, 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk, IP5 3RF. Telephone: 01473 617313
Contact Name: Sam Read. Email: sam.read@barkergotelee.co.uk

Local Authority

Mid Suffolk Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 1234000.

Description

The land at Rishangles offers the Purchaser an opportunity to acquire a block of arable land extending in all to approximately 59.51 acres (24.09 hectares).

The land is relatively flat in topography with some gentle undulation. It is classified as Grade 3 in the Land Classification Series of England & Wales, being predominantly of the Beccles soil series, a high yielding slowly permeable base-rich loamy and clayey soil type.

The land is offered for sale in two lots and is shown for identification purposes outlined blue and green on the enclosed plan.

Lot 1

39.51 acres (16 hectares) - this good sized field of arable land lies immediately east of the B1077 (Debenham to Eye Road) and is shown outlined blue on the enclosed plan.

The land is well drained and copies of the drainage plans are available from the Agent. The Vendor has also recently undertaken extensive ditching works. There are two good access points into the field directly off the B1077.

The land was cropped in winter wheat in 2024 and is scheduled to be drilled with winter barley for the 2025 growing season. The field boundaries are well defined with mature trees, hedgerows and ditches.



Lot 2
20 acres (8.09 hectares) - lying adjacent and immediately north of Lot 1, this lot comprises a further arable field, shown outlined green on the enclosed plan. Again, the field is drained where necessary and benefits from a recent programme of ditching works.

The field was cropped with winter wheat in 2024 and is scheduled to be drilled with winter barley for the 2025 growing season. The field boundaries are well defined consisting predominantly of mature trees and hedgerows. There is no physical boundary running along the northern boundary of Lot 2 but there are wooden stakes at either side of the field denoting the boundary line.

There are two good field entrances giving access directly off the Eye Road (B1177).



Viewings

At any reasonable time with particulars in hand by prior arrangement with the Agents. Given the potential hazards of a working farm and associated machinery, we please ask that you be as vigilant as possible for your own personal safety when making an inspection the property.

Rights of Way, Wayleaves and Easements

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 public rights of way traversing the property.

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.

Boundaries

These are shown for identification purposes only 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 Vendor will be responsible for marking out and erecting a fence (minimum of wooden posts and metal wire) or planting a hedge along the newly created boundary between points 'A' & 'B'.

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 outgoings 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 & 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.

Information Pack

An information pack containing further details relating to the land (previous cropping, land drainage etc.) is available for inspection at the Agent's office or can be emailed to interested parties.

Environmental Stewardship Scheme

The land is not within an Environmental Stewardship Scheme.

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. *September 2024*

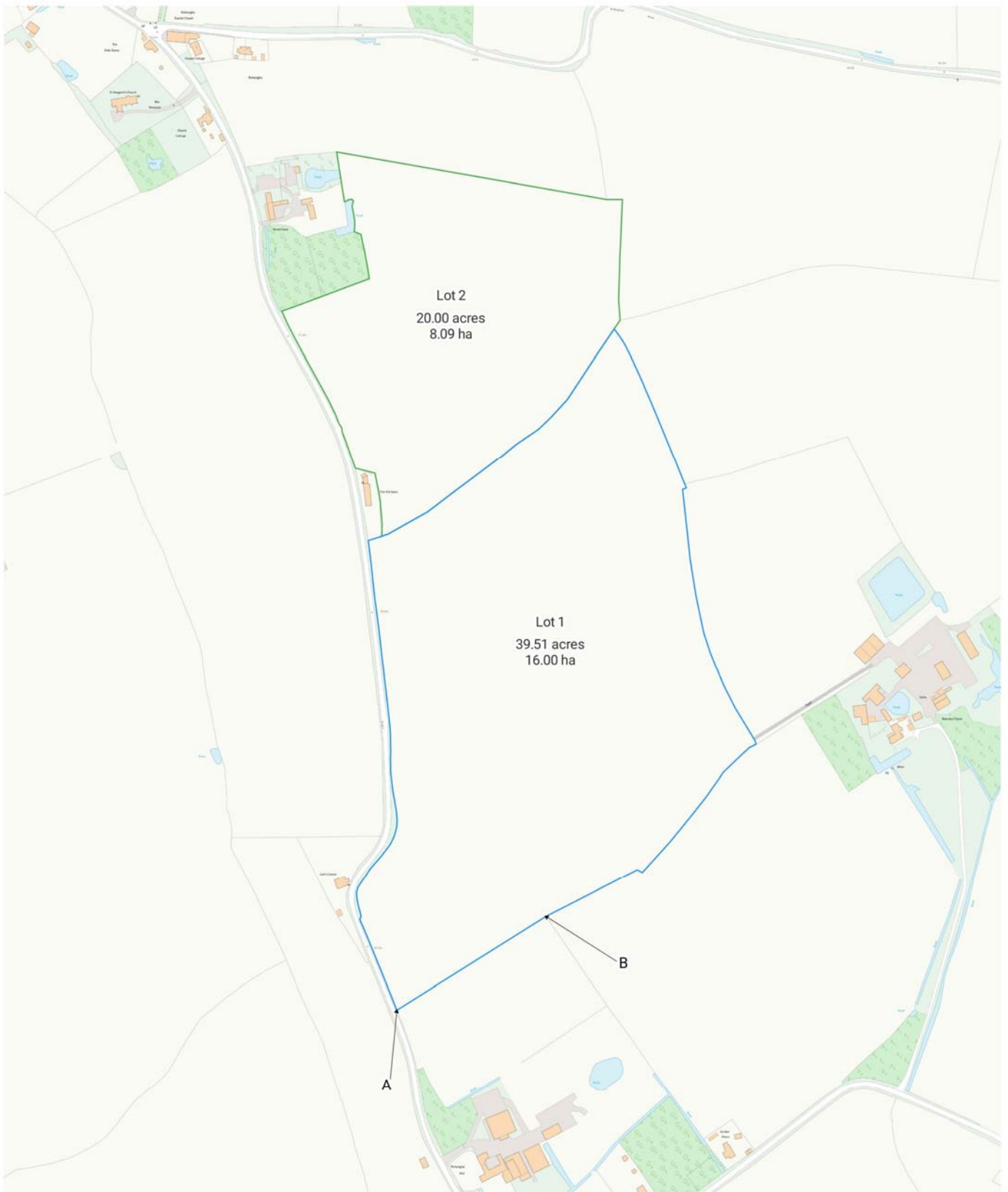
Ingoing Valuation

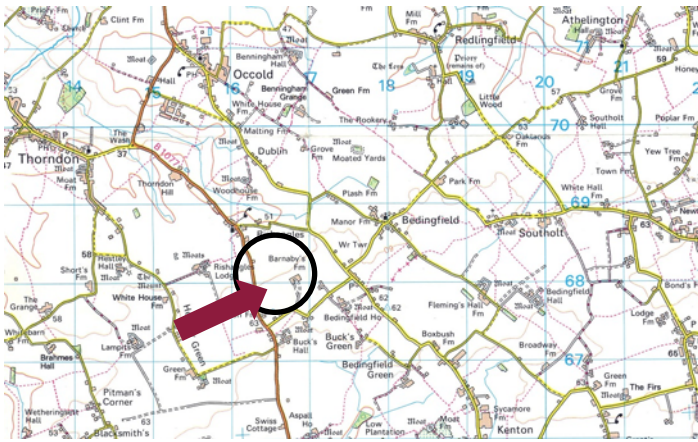
If applicable, in addition to the purchase price, the Purchaser will take over and pay for all cultivations and growing crops upon completion.

Lotting and Cross Rights

If the Property is sold in Lots, there may be reserved rights agreed to benefit each Lot and to ensure that continued access, maintenance and supply of services across the Property. Further details of these rights can be obtained from the Agents.







Directions

From the Agent's office, head west along College Road. Shortly afterwards, fork left, signposted Earl Soham. Follow the B1119 until it meets the A1120. Continue to head west along the A1120, then turn right onto the B1077, signposted Debenham and continue through the town and after approximately two miles, the land will be found immediately on the right hand side, as identified by the Clarke and Simpson 'For Sale' board.

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