

*A parcel of strategic amenity land extending to approximately 2.07 acres (0.84 ha) on the boundary of the popular village of Woolpit in Mid Suffolk.*

Guide Price  
£400,000 Freehold  
Ref: W177/H

Land at  
Heath Road  
Woolpit  
Suffolk  
IP30 9RU



A parcel of strategic amenity land extending to approximately 2.07 acres (0.84 ha) with potential for development, subject to planning permission.

Contact Us



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## **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 by agreement. A deposit of 10% of the purchase price will be payable on exchange of contracts.

## **Vendor's Solicitors**

Bendall & Sons, Ashton House, Mill Street, Mildenhall, Suffolk LIP28 7DW, attn Lyn Stonebrook, Tel. 01638 661116 email lyn.stonebrook@bendallandsons.co.uk.

## **Location**

The land is in Heath Road, Woolpit which is conveniently located on the edge of the popular Mid Suffolk village of Woolpit. The land is easily accessible, being close to the A14.

## **Description**

The land extends to approximately 2.07 acres (0.84 ha) and comprises fallow land. It provides an excellent opportunity to purchase strategic amenity land on the outskirts of Woolpit. The land is partially enclosed with hedges and trees.

The land is accessed directly from the public highway, Heath Road. There are no buildings or structures erected on the land. The land is classified as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Map and is of the Newport 3 (551f) Association. The land is described in detail as being '*Deep well drained fine loamy coarse loamy and sandy soils. Some coarse and fine loamy soils with slowly permeable subsoils and slight seasonable waterlogging.*' The land is shown for identification purposes outlined in red on the enclosed plan.

## **Services**

There are no services connected to the land.

## **Viewings**

At any reasonable time, with particulars in hand, subject to prior notification to the selling agent.

## **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 which is located adjacent to the eastern boundary of the land.

## **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.

## **Outgoings**

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

## **Boundaries**

Boundaries are shown for identification purposes only outlined in 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 land is registered with the Land Registry under title SK382527.

## **Overage/Restrictive Covenant**

There are none to be applied to the sale and the property is sold free of encumbrances.

## Town and Country Planning

The property is sold subject to any development plans, Tree Preservations Orders, Ancient Monument Orders and Town and Country schedules or other similar matters as may be or come into force. The land is outside of the settlement boundary for the village of Woolpit and is not allocated in the Local Plan or Neighbourhood Plan. The land sits adjacent to existing development within the village. The land was submitted under the 2024 Call for Sites with Babergh Mid Suffolk Council.

## VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such VAT shall be payable by the purchaser in addition to the contract price, although it is not anticipated by the seller.

## Tenure and Possession

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



## NOTES

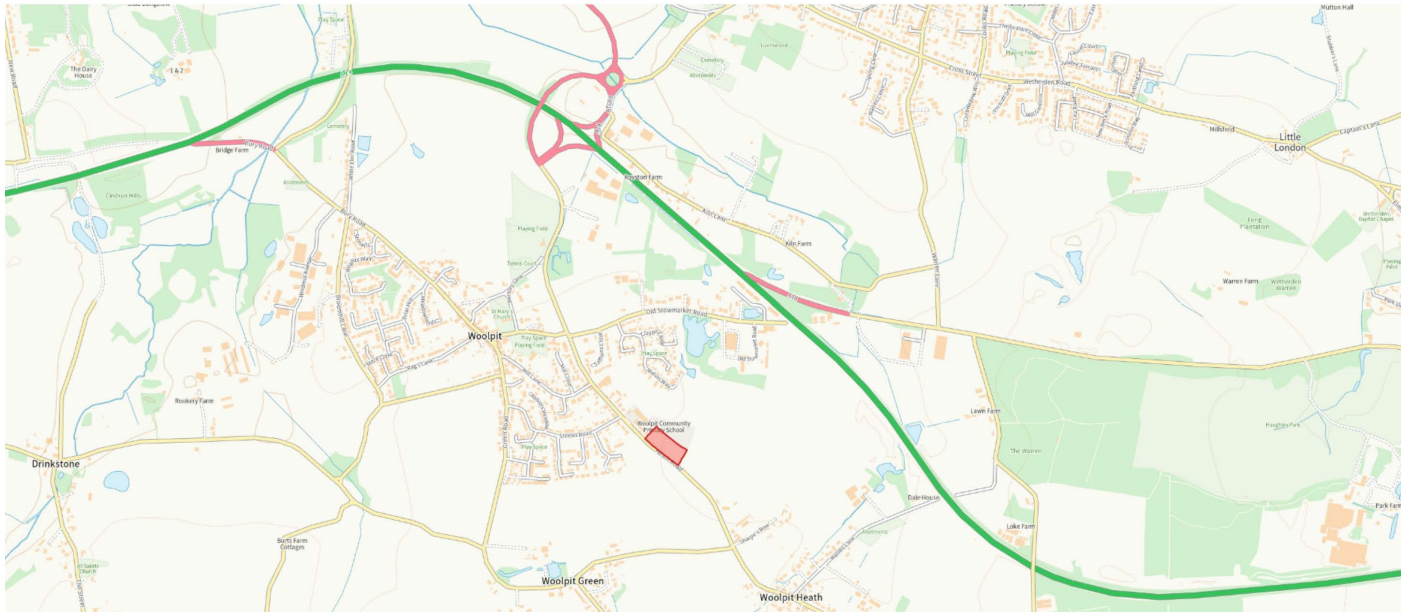
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.



## Directions

Travelling along the A14, exit at junction 47 for Woolpit. Proceed onto the A1088 into Woolpit, continue straight over the double mini roundabout onto Heath Road and go past the Doctors' Surgery and Primary School. The land is located immediately on the left hand side as indicated by the Clarke and Simpson For Sale board. The nearest postcode for the property is IP30 9RU.

The what3words location is tailwind.risking.sorcery



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