

*5.31 acres (2.15 hectares) of agricultural land with road frontage and good amenity potential close to the centre of the village of Woolverstone*

**Guide Price**  
**£75,000 Freehold**  
Ref: C1333

Land at Main Road  
Woolverstone  
Nr Ipswich  
Suffolk IP9 1BA



For sale freehold with vacant possession as a whole.

Contact Us



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## **Location**

The land is located on the eastern edge of the pretty and desirable village of Woolverstone. Woolverstone is a popular village on the Shotley Peninsular, which is most notable for its marina on the River Orwell. The village has easy access to Ipswich, Manningtree, Colchester and Felixstowe, with the mainline stations at Manningtree and Ipswich providing excellent services into to the City of London.

The county town of Ipswich is located five miles to the north and provides a range of amenities such as high street shopping, entertainment parks, schools (both state and private sector), a university and hospital.

## **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 four weeks thereafter or sooner by agreement.

## **Vendor's Solicitor**

Barker Gotelee, 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk, IP5 3RF. Tel 01473 617318. For the attention of Catherine Abbott. Email: catherine.abbott@barkergotelee.co.uk.

## **Description**

The property comprises an arable field, surrounded on three sides by mature trees and hedgerows and provides the purchaser an opportunity to acquire land with good amenity potential. The land is shown for identification purposes only outline red on the enclosed plan and extends in all to 5.31 acres (2.15 hectares).

The land is relatively flat in topography and is classified as Grade 2 under the DEFRA 1:250,000 Series Agricultural Land Classification Map.

The land is being farmed within a white straw rotation and is currently cropped with winter wheat and is farmed under an annual Farm Business Tenancy which can be terminated in 2024.

There is good access into the field off Main Road, via a right of way which is shown coloured green on the sale plan.

## **Rights of Way, Wayleaves, Easements etc**

The property is sold subject to any and with the benefits of any rights of way, wayleaves or easements that may affect the land.

The right of way servicing the property is over the access track coloured green. This is at all times with and without vehicles for agricultural and grazing purposes only.

## **Viewings**

At any reasonable time, with particulars in hand, by arrangement with the Agents first. All viewings take place at the viewer's own risk.

## **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 included within an Environmental Stewardship Scheme nor Sustainable Farming Incentive.

## **Boundaries**

All boundaries shall be as previously and the Vendor shall not be required to define the same. These 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 any compensation thereof.

The land is registered with The Land Registry under Title Number SK334076.

### **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 & VAT**

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

### **Tenure & Possession**

The land is being sold freehold with vacant possession upon completion.

### **Restrictive Covenant**

The property is sold subject to an historic restrictive covenant which states that the property shall not be used other than for agricultural purposes (including grazing but excluding intensive animal rearing) and equine purposes (but excluding livery) and that no permanent building shall be erected except for animal shelter/s (including stabling), such buildings not to exceed 75 square meters in total.



### **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. **October 2024**



### Directions

Heading south down the A12 follow the A14 signposted to Ipswich, Bury St Edmunds and Colchester and merge onto the A14. Proceed along the A14 and at junction 56 take the A137 exit to Ipswich Central. At the roundabout take the third exit onto the A137 heading towards Ipswich. Proceed to the roundabout and at the roundabout take the second exit onto the B1456. Continue for approximately 2 miles, passing through the village of Woolverstone and the land is situated on the right hand side at the end of the village.

What3words: ///efficient.feasts.formed



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