



## Strategic Land on the edge of Ipswich Borough Rushmere, Suffolk

75.048 Hectares (185.45 Acres)

Guide £2.5 Million

  
**LANDBRIDGE**  
CHARTERED SURVEYORS | PROPERTY ADVISERS



# Strategic Land on the edge of Ipswich Borough

Rushmere, Suffolk

## Location

The Land is located on the edge of The Street, Rushmere, in the parishes of Playford and Rushmere St Andrew, with frontage to Playford Road and access off Butt's Road. Part of the Land abuts the Rushmere St Andrew settlement boundary. The Land is approximately 1.5 miles from Kesgrave and 1.1 miles from the town of Ipswich.

## Description

Extending to approximately 75.048 hectares (185.45 acres) the Land comprises 5 separate arable parcels, together with allotments (4.98 acres) and woodland (1.95 acres) strategically placed on the north eastern edge of the county town of Ipswich.

The Land is defined by a public highway to the east, the railway line to the north, the settlement boundaries of Rushmere, agricultural land and a further public highway to the west and south.





The agricultural land classification shows the Land as being mainly Grade 3, with a small area of Grade 2 to the western end. Soils are classified as being part of the Newport 4 series with deep, well drained and slightly acid sandy soils. The soil is suited to a wide range of arable cropping and grass.

Previous and current cropping includes:-

Planning

The Land is currently used for agricultural purposes and for allotments.

The Land falls within the Suffolk Coastal District Council area, the Ipswich Policy Area (IPA) and is also inside the indicative northern routes alignment for the much talked about Ipswich Northern bypass.

The IPA consists of areas from Babergh, Mid Suffolk and Suffolk Coastal District Councils, and Ipswich Borough Councils and is a key vehicle for cross boundary planning in the IPA and in particular the delivery of both significant housing and employment growth.

The Land is within the parishes of Rushmere St Andrew and Playford.

Parcel ID	Total Eligible Area (Ha)	2018	2017	2016	2015
TM2147 2620	10.97	W. Wheat	Spring Beans	W. Barley	Sugar Beet
TM2047 6703	16.35	W. Wheat and Fallow	Sugar Beet	W. Barley	W. Wheat
TM2146 0284	30.05	W. Barley and Sugar Beet	W. Wheat	W. OSR and Spring Peas	W. Barley and Fallow
TM2146 1552	8.43	W. Barley	W. Barley	W. Wheat	W. Beans
TM2046 4165	6.10	W. Wheat	Sugar Beet	W. Barley	W. Wheat

Part of the Land is adjacent to the settlement boundaries of Rushmere St Andrew. Field TM2046 4165 has been put forward as part of Suffolk Coastal District Council's Call for Sites and is currently shown on Suffolk Coastal District Council's register of sites for consideration.

Adjacent land (in third party ownership) running from the northern boundary of the A1214 through to the north of Rushmere Street, has been similarly registered with the potential to, together with part of the Land, form a north eastern extension to Ipswich.



1 & 2 New Buildings Cottages

A pair of cottages (shown coloured blue on the Sale Plan) are situated at the centre of the Land. These are currently excluded from the sale, but could be made available by separate negotiation. Both cottages have been substantially refurbished and extended and are currently let on Assured Shorthold Tenancies.

Please contact Landbridge to discuss your requirements.



## General Remarks and Stipulations

### Tenure

The Land is offered for sale with vacant possession on completion, save for the lease over the allotment land.

The Seller would consider leasing-back the Land (on commercial terms to be agreed).

Dependent upon the timing of completion, hold-over for the harvest of the current crop/early entry for autumn cultivations will be provided.

### Basic Payment Scheme

The Land is registered with the Rural Land Register and is eligible under the Basic Payment Scheme. The Entitlements are owned by the Seller. The Seller will procure the transfer of approximately 71.90 Entitlements to the Buyer on completion of the sale. The Seller has claimed the Basic Payment Scheme payment for 2018, and the Buyer will need to indemnify the Seller, in the usual way, against any breaches in cross-compliance upon the Land for the remainder of the scheme year.

There are currently no Environmental Stewardship agreements that affect the Land.

### Sporting Mineral and Timber

All sporting mineral and timber rights, insofar as they are owned, are included in the sale.

### Timing

It is intended that exchange of contracts will take place within 28 days of the Buyer's solicitor receiving a draft contract. Completion will take place 28 days thereafter, subject to holdover/early entry provisions.

A 10% deposit will be payable on exchange of contracts.

### Allotments

Part of the Land is let to Kesgrave Allotment and Leisure Gardening Association Limited for use as commercial allotments. The lease is for a term of 5 years expiring 28 February 2022. The rent is currently £3,000 per annum. Access to the allotments is via Playford Lane.

### Access and Services

A Right of Way for all purposes and at all times (to a clear width of 4.6m) is reserved over the access way coloured brown on the plan for the benefit of 1 and 2 New Buildings cottages.

The Buyer will be required to maintain the access way in a condition suitable for the above use, subject to the cost of maintenance and repair being apportioned according to user. Step-in rights to carry out repairs will be reserved.

The Seller's reserve the right to maintain and upgrade services and supplies at the above cottages and other retained property.

### Wayleaves, Easements & Rights of Way

The Land is sold subject to, or with the benefit of, all existing wayleaves, easements, rights of way, covenants and restrictions as exist, whether disclosed or not.

In particular there is a footpath along the northern boundary of TM2146 1552, a byway runs in a north-east/ south-west direction across the Land and extends over the railway line to Playford village.

Electricity cables over sail the Land and are visible on inspection. We understand the necessary easements and wayleaves are in place, and payments claimed.

### Overage

Offers should be made for the Land either (i) free of overage or (ii) subject to a 30% reservation of enhanced value derived from development within the next 30 years.

The Seller reserves the right to apply overage to the sale (upon terms agreed).

### Method of Sale

The Land is offered for sale by private treaty as a whole and offers are invited accordingly. Offers for specific parts of the Land may be considered and, those interested in a specific part, should contact the Selling Agent.

The Seller reserves the right to conclude a sale by way of best and final offers but is under no obligation to do so.

### Plans, Areas and Boundaries

The Land has the benefit of Registered Title. The boundaries are based on the Ordnance Survey mapping and are shown for reference only. The Buyer will be deemed to have full knowledge of all boundaries and any error or mistake shall not be the responsibility of the Seller and their successors in title, or entitle any party to compensation in respect thereof.

### Postcode

IP5 1DP

### Registered Title

Part Title Number SK290616

### VAT

We understand the Sellers have not opted to tax the Land.

### Directions

See Location Plan.

### Viewing

Strictly by prior appointment through Landbridge. Unaccompanied viewings will be permitted with details in hand during daylight hours only.

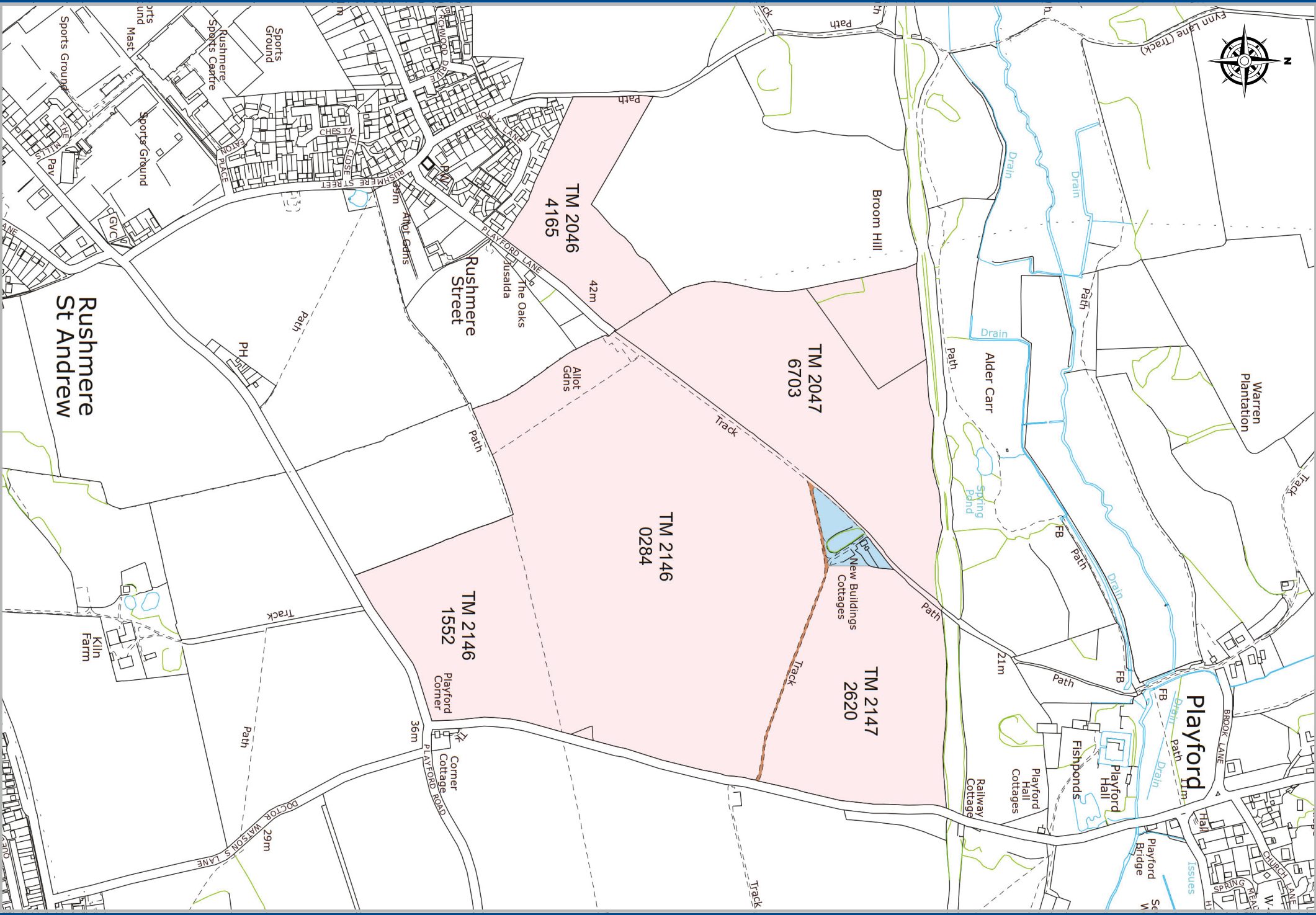
### Vendor's Solicitor

Gotelee Solicitors  
31-41 Elm Street  
Ipswich IP1 2AY  
01473 211121  
Ref: Catherine Abbott

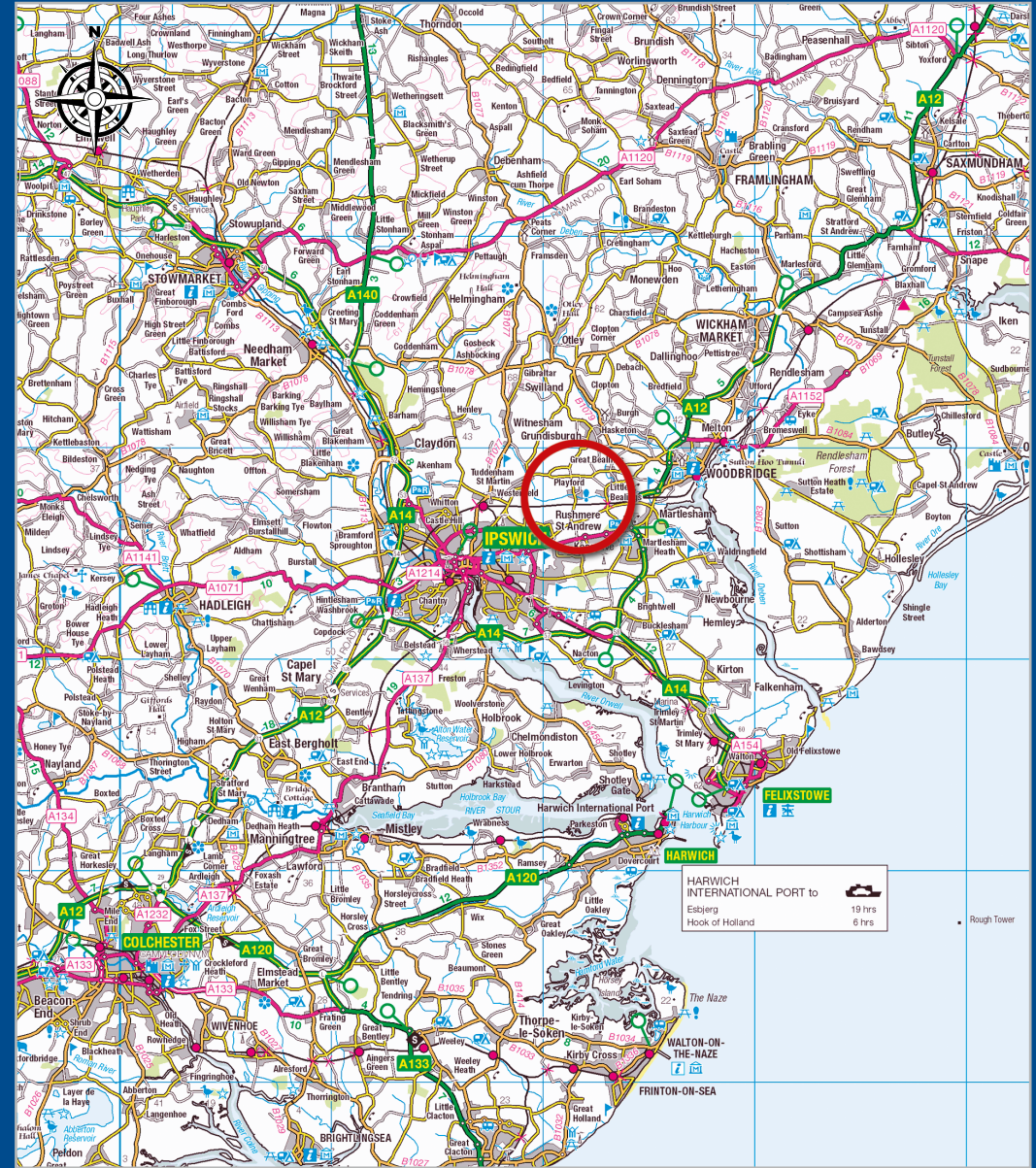
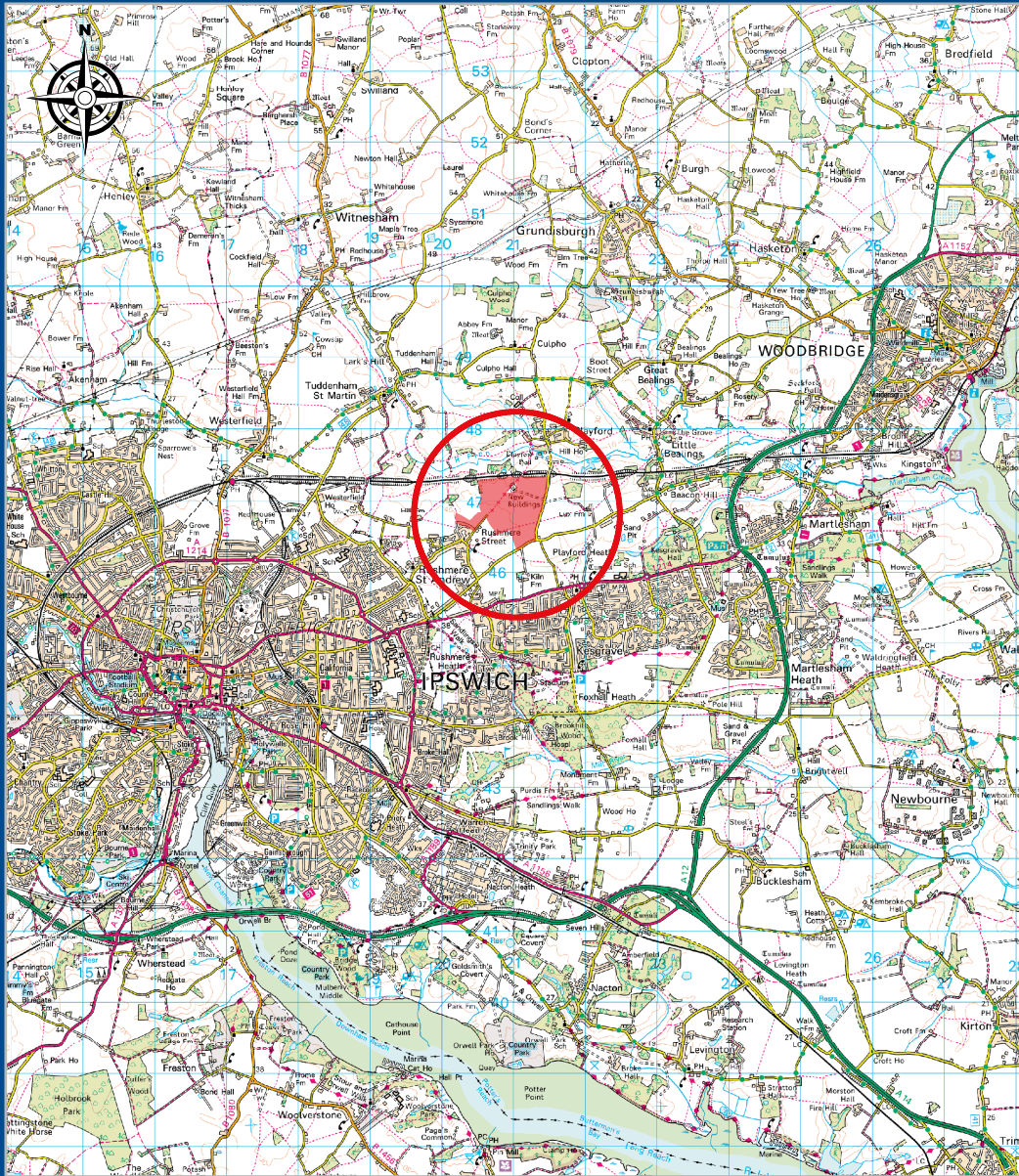
### Anti-Money Laundering

To comply with the Money Laundering Regulation 2017, Landbridge is registered with the HMRC. Once an offer has been accepted (subject to contract) Buyers will be required to provide evidence of identity and proof of address to the selling agent prior to solicitors being instructed. We do not accept any liability for losses which result from our compliance with the statutory obligations.









**Important Note** Landbridge Property LLP wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements or representative of fact. Landbridge Property LLP has no authority to make or give in writing, or verbally, any representation or warranties in relation to the property. They assume no responsibility for any statement that may be made in these particulars. Any areas, measurements or distances are approximate. The text, photographs and plans are for general guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Landbridge Property LLP have not tested any services, equipment or facilities. In the interest of health and safety, please ensure that you take due care when inspecting the property.

Whilst we endeavour to make our particulars accurate and reliable, if there is any point that is of particular importance to you please make contact and we will be pleased to check the information, especially if you are travelling some distance to make an inspection.

Photographs taken April 2018

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