



FOR SALE (Guide Price £200,000)

Woodland at Bromeswell, Woodbridge, Suffolk

An attractive parcel of woodland to the east of Woodbridge.

9.537 hectares (23.57 acres) available as a whole or in two lots by private treaty.


LANDBRIDGE
CHARTERED SURVEYORS | PROPERTY ADVISERS

Location

The woodland is located to the south of the village of Bromeswell, to the east of Melton and adjoins Woodbridge Golf Course to the west. It is accessed by a track opposite the Orford Road/Eyke Road junction (see Location Plan).

The popular town of Woodbridge is located approximately three miles to the west.

Description

The woodland extends to approximately 9.53 hectares (23.57 acres) and is known as “Bromeswell Wood”, shown on the attached plan. The Property comprises two woodland parcels with access from a central track with direct access onto the public highway, off Orford Road.

Lot 1 extends to approximately 6.159 hectares (15.22 acres) and comprises a plantation of mostly sweet chestnut.

Lot 2 extends to approximately 3.378 hectares (8.35 acres) and comprises mostly pine with some hardwood species.

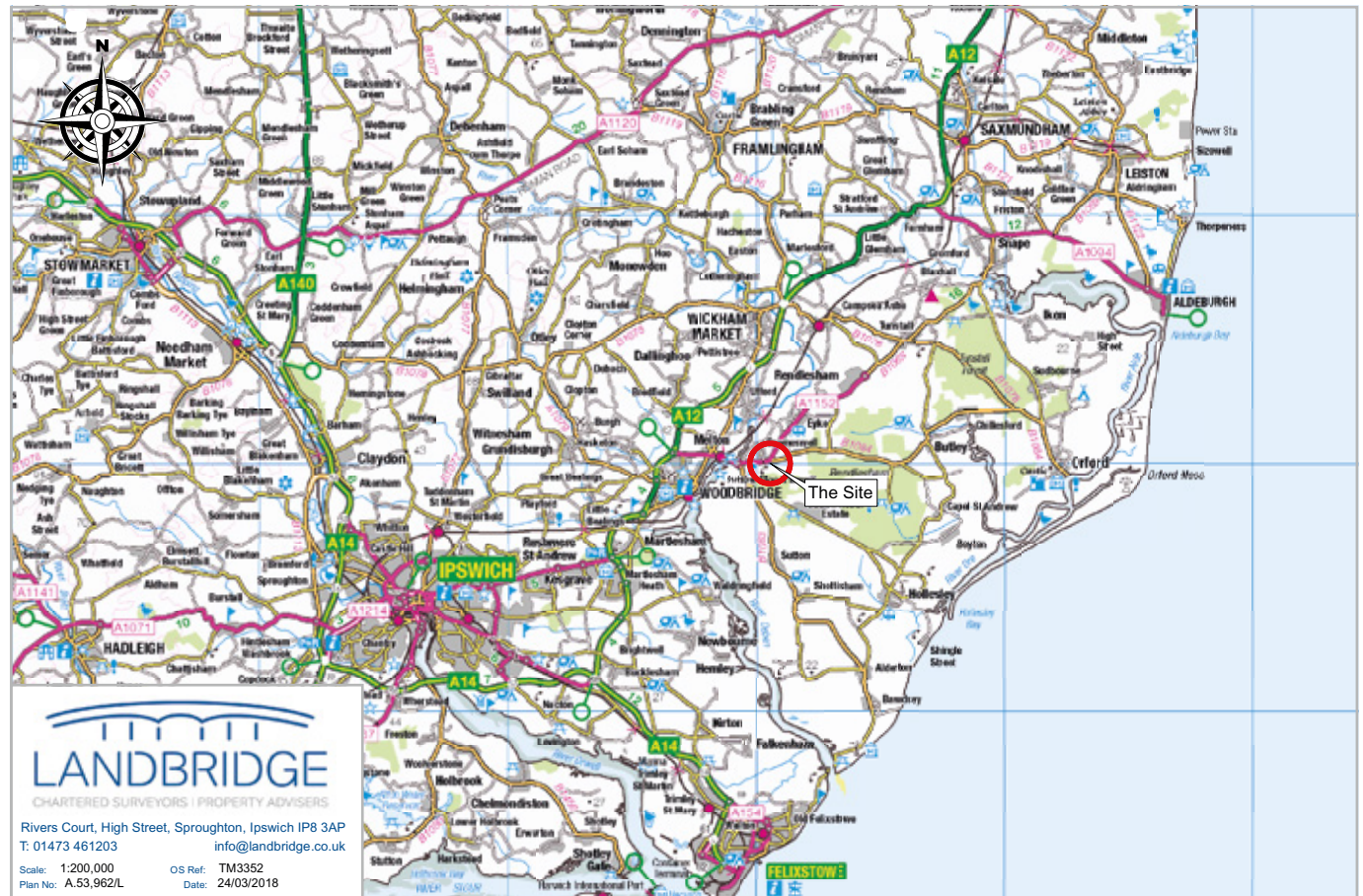
The soil is described as deep, well drained, sandy soil. Some very acid soils with bleach subsurface arise, especially under woodland.

The woodland currently includes species such as:

| Species | Year Planted |
|----------------|--------------|
| Sweet chestnut | 1988/89 |
| Wild cherry | 1988/89 |
| Field Maple | 1988/89 |
| Rowan | 1988/89 |
| Ash | 1988/89 |
| Birch | 1988/89 |
| Pine | 1991 |

Up until the late 1980's the land was farmed within an arable cropping rotation. The woodland was created as part of a Forestry Commission Farm Woodland Scheme, which expired in February 2019.





General Remarks and Stipulations

Sporting, Mineral and Timber

The Sporting, Mineral and Timber rights, insofar as they are owned by the Vendor, are included in the sale. All such rights are believed to be owned by the Vendor.

Access

A right of access will be given over the track coloured brown. Maintenance of the track will be as per the user. The Vendor reserves the right to upgrade, move and maintain the track as he sees fit as well as the right to lay any service media under the track as may be required. The freehold of the track may be available by separate negotiation.

Timing

It is intended that an exchange of contracts will take place within 28 days of the Purchaser's solicitor receiving the draft contract. Completion will take place 28 days thereafter.

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

Local Authority

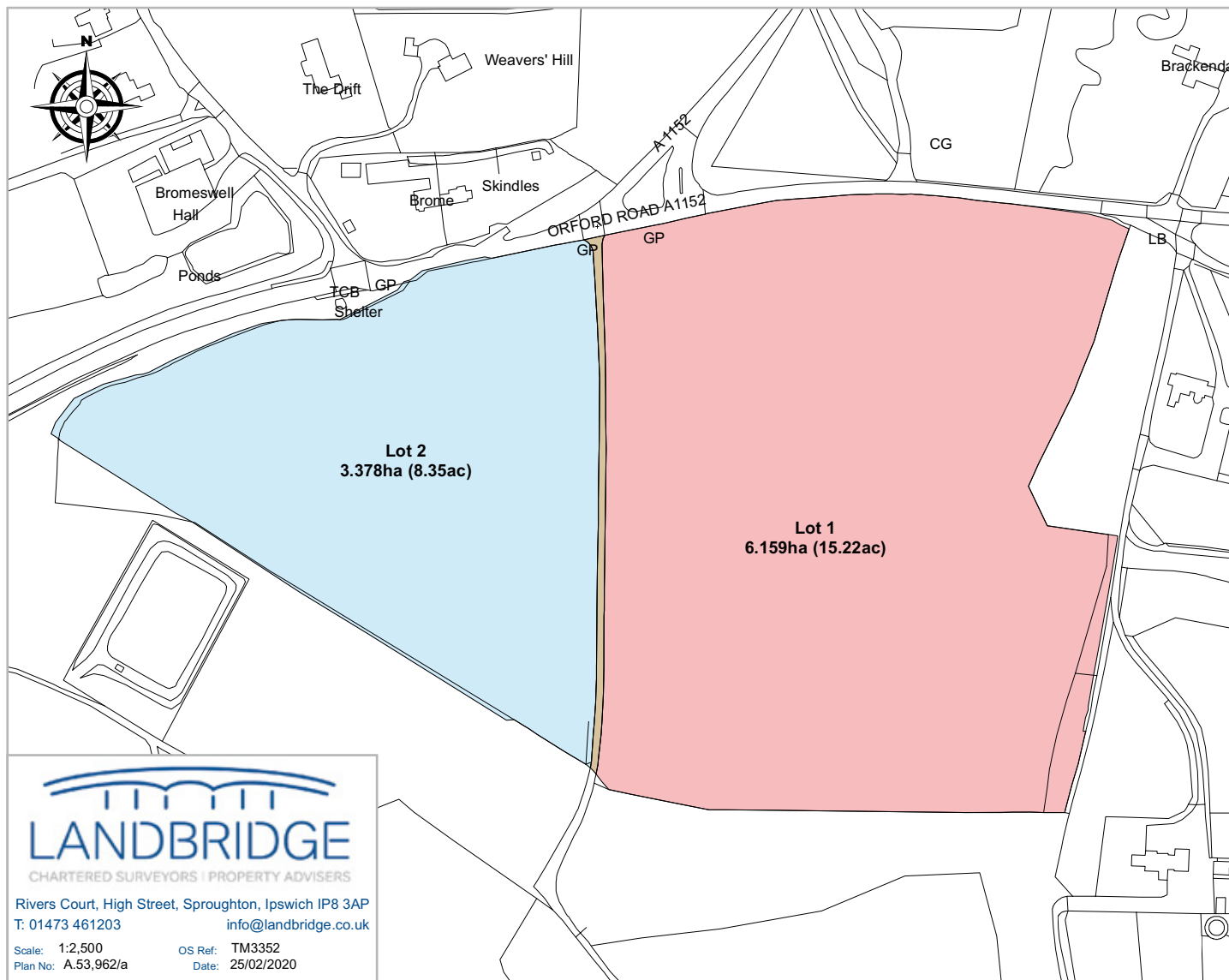
East Suffolk Council
East Suffolk House
Station Road
Melton
Woodbridge IP12 1RT

Plans, Areas and Boundaries

The boundaries are based on the Ordnance Survey and for reference only. The Purchaser will be deemed to have full knowledge of all boundaries and any error or mistake shall not be the responsibility of the Vendor or entitle any party to compensation in respect thereof.

The Vendor and Vendor's agents will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these.

The Purchaser(s) will then have to satisfy themselves as to the ownership of any boundaries.



Wayleaves, Easements and Rights of Way

The Property is sold subject to or with the benefit of all existing wayleaves, easements, rights of way, covenants and restrictions, whether mentioned in these particulars or not.

There is a public footpath which crosses the property. The track is registered as a restricted byway and also serves as access to a neighbouring Property.

Method of Sale

The land is offered for sale by private treaty as a whole, or in two separate lots.

Overage

The Vendors reserve the right to sell the property with an overage on such terms as to be agreed.

Postcode

IP12 2PT

Viewing

Strictly by prior appointment with the Vendors' agent

Vendors' Solicitor

Antonia Cosby, Womble Bond Dickinson LLP, One Trinity, Broad Chare. Newcastle Upon Tyne NE1 2HF

Important Note: Landbridge 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 of representative of fact. Landbridge 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 have not tested any services, equipment of facilities. In the interest of health and safety, please ensure that you take due care when inspecting the property. Photographs as at 2020.

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.

Registered head office is Rivers Court, High Street, Sproughton, Ipswich, Suffolk IP8 3AP.

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