



Land at Campsea Ashe

Ivy Lodge Road, Campsea Ashe, Woodbridge, Suffolk, IP13 0QB

For Sale - Price on application

Ivy Lodge Road, Campsea Ashe, Woodbridge, Suffolk, IP13 0QB

Campsea Ashe - 1 mile;
Woodbridge - 7.5 miles;
(All mileages approximate)

9.047 hectares (22.36 acres) available as a whole or in two lots. For Sale - Price on application.

Description

Lot 1 – 8.465 hectares (20.92 acres)

The land comprises a single arable field (coloured blue on the sale plan) with access directly onto Ivy Lodge Road. The land is defined by the road and a bridleway to the east, woodland to the north and west and two lodge houses to the south.

The agricultural land classification of England and Wales shows the land to be Grade 2. The soil is described as slightly acidic, loamy and clay soils with moderate to high natural fertility. The soil is well suited to the production of cereal and arable crops as well as pasture.

Parts of the land have been drained where necessary, plans of the work can be obtained from the Vendor's agents where available.

Lot 2 – 0.582 hectares (1.44 acres)

Lot 2 comprises a compact block of mature woodland (coloured pink on the sale plan) bound by Ivy Lodge Road to the north and east, an estate track and bridleway to the west and Ash Green Lodge to the south.

The woodland comprises predominantly native species of ash, oak and sycamore. The woodland has been managed by the Vendor.

General Remarks and Stipulations Services

The land does not benefit from any services.

Tenure

The property is for sale freehold with vacant possession, subject to a right of holdover to harvest the current crop.

Sporting, Mineral and Timber Rights

In so far as they are owned by the Vendor, rights of sporting, mineral and timber are included in the sale. All such rights are believed to be owned by the Vendor. The Vendors and their successors in title reserve the right to enter the property to pick up dead and dying game and stand guns on the property.

Cropping Records

Details of cropping over the last 5 years can be obtained from the Vendor's agent. Lot 1 is currently cropped with Sugar Beet.

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, Station Road, Melton, Woodbridge IP12 1RT. Tel: 0333 016 2000.

Basic Payment Scheme

The land is registered for the Basic Payment Scheme and entitlements are owned by the Vendor. 8.57 entitlements will be transferred to the Purchaser at such time as they are no longer being claimed by the Vendor as part of the farming arrangements of the land being sold.

A figure of £1,100 plus VAT will be apportioned from the sale price as the value of the entitlements.

Following completion on or before the 31 December 2020 the Purchaser will be expected to cross comply until 31 December 2020.

Environmental Stewardship

The land has been entered into a Countryside – Mid Tier Stewardship Agreement The Vendor will transfer the benefit of the Agreement, in so far as it relates to the subject property, to the Purchaser subject to the scheme rules.

Tenant Right

There will be no tenant right valuation on completion unless a crop has been established.

Plans, Areas and Boundaries

The boundaries are based on the Ordnance Survey and are 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.

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 the particulars or not.

In particular, there is a footpath which runs to the north of Lot 1, a bridleway which runs along the boundary between lots 1 and 2.

The vendors reserve the right of access along the southern boundary of the property to extract timber from the woodland on that boundary.

Method of Sale

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

Overage

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

Postcode

IP13 0QB

Viewing

Strictly by prior appointment with the Vendor's agent. Unaccompanied viewings can be undertaken with details in hand in daylight hours only.

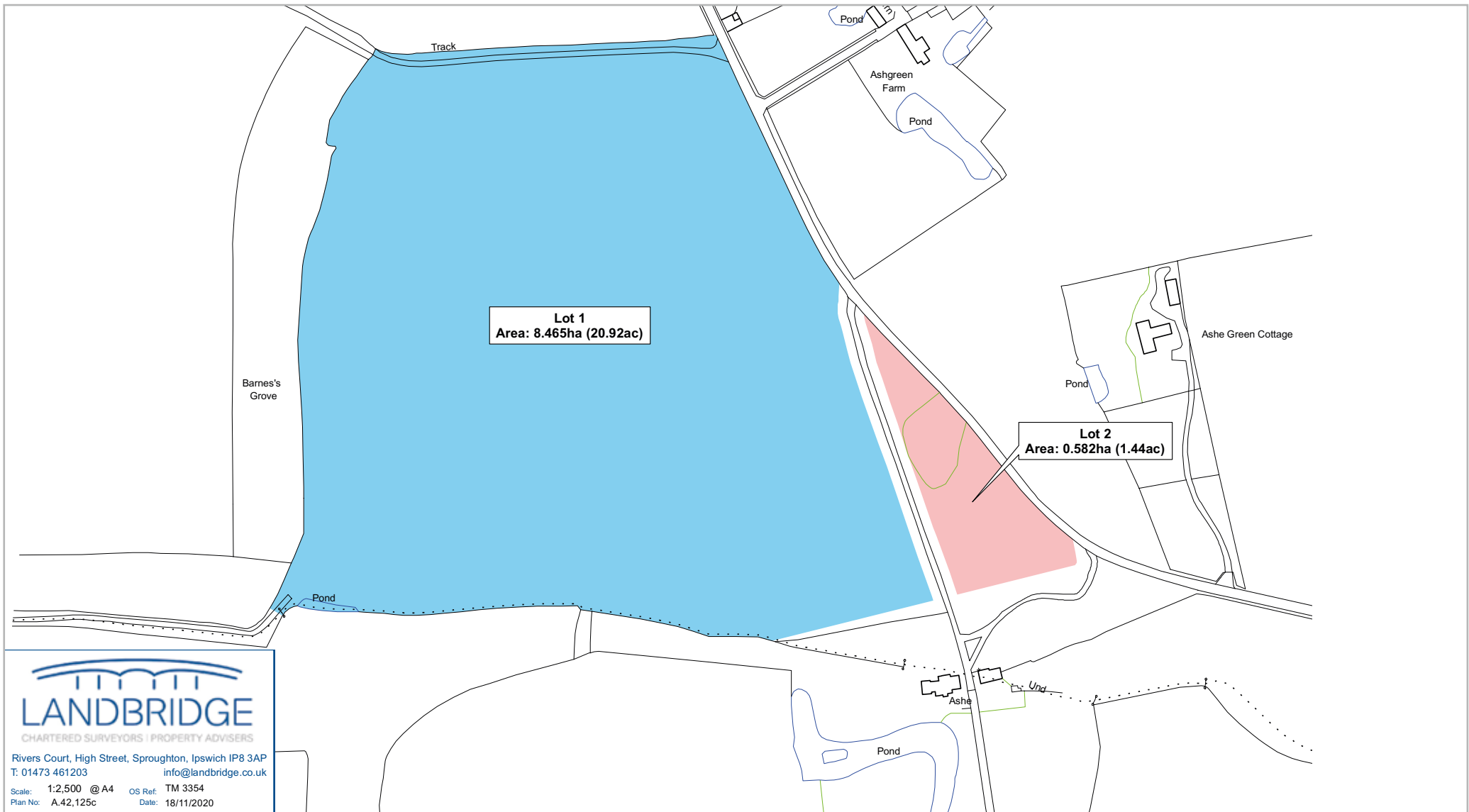
Vendor's Solicitor

Antonia Crosby, Wombles Bond Dickinson (UK) LLP,
One Trinity, Broad Chare, Newcastle upon Tyne, NE1 2HF
Tel: 0191 279 9289

Directions

From Woodbridge take the Eyke Road to Rendlesham. Continue along the A1152 through Rendlesham, passing Bentwaters Airbase on your right. At the roundabout by Bentwaters Airbase take the B1069 towards Tunstall. After approximately half a mile turn left onto Ivy Lodge Road and continue along Ivy Lodge Road for approximately one mile. The property will be on your left hand side, adjacent to Ash Green Farm.





Rivers Court, High Street, Sproughton, Ipswich IP8 3AP
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 Scale: 1:2,500 @ A4 OS Ref: TM 3354
 Plan No: A.42,125c Date: 18/11/2020

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.

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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