



Land at Sutton

Near Woodbridge Suffolk, IP12 3EJ

12.77 acres (5.168Ha)

Sutton - 1 mile; Woodbridge - 5 miles; Ipswich - 12 miles;

For Sale - Guide price £150,000

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


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Land fronting B1083 at Sutton, Near Woodbridge, Suffolk IP12 3EJ

12.77 Acres (5.168 Hectares) - Guide Price £150,000

Description

12.77 Acres (5.168 Hectares)

Extending to some 12.77 acres (5.168 hectares) of arable land (shown edged red on the attached Plan 1) with access onto the B1083 Woodbridge Road and further access off Wood Hall Drive, a tree lined private roadway on the southern boundary of the land.

Comprising three field enclosures and together forming a compact and well-shaped block, the boundaries to the land are well defined by established hedges and ditches. To the east, the land is mainly bounded by a roadside ditch fronting onto the B1083 with established field access points.

The agricultural land classification of England and Wales defines the land as Grade 3 and 4 with free draining, slightly acidic, sandy soils. The land has been cropped within an arable rotation including cereal and root crops but would be equally suited to use as pasture for the grazing.

Access to the land can be taken direct from the B1083 Woodbridge Road or from Wood Hall Drive to the South.

General Remarks and Stipulations

Services

Mains water connection is available in the highway and electricity lines oversail part of the land. Connection is subject to utilities application.

Tenure

The freehold of the land is offered for sale with the benefit of vacant possession.

Sporting, Mineral and Timber Rights

In so far as they are owned, all rights for sporting, mineral and timber are included in the sale. The Seller reserves the right to enter onto the property to pick up fallen game.

Method of Sale

The land is offered for sale by treaty as a whole.

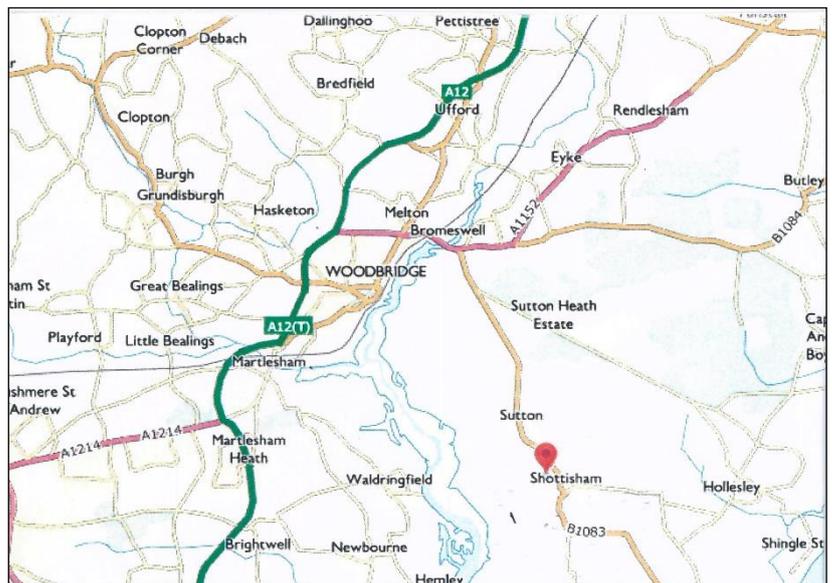
Contracts

It is intended that an exchange of contracts will take place within 28 days of the Buyer's solicitor being presented with the Contract Pack. Completion will take place 28 days thereafter or earlier by agreement.

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.



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.

A water meter is located in the field edge, close to the highway. A private water main (serving the Sutton Hall Estate) crosses the land and the Seller reserves the right to access the land to read the meter and to use, maintain, upgrade, replace and install utilities connections within that part of the southern-most field as defined as being within the Services Corridor.

There is a spring-fed, freshwater pipe running from Woodhall Wood to a small pump house in the garden of No. 2 Wood Hall Drive Cottages and crossing beneath the south western corner of the land. The neighbouring property owner has the right to use, maintain and repair the supply pipe

Covenants and Restrictions on Use

The land is offered for sale free from any covenants or restrictions upon future use.

Viewing

Strictly by prior appointment with the Seller's agent. Unaccompanied viewings may be permitted by prior arrangement with details in hand and during daylight hours only.

Directions

From the A12 trunk road at Woodbridge take the A1152 through Melton, passing over the traffic lights and railway crossing until you reach the roundabout at the bottom of Orford Road. Take the B1083 to Sutton, passing through the village and continue along this road for approximately one mile. The land will be on your right-hand side immediately before the access to Wood Hall and Wood Hall Drive.

Land off B1083, Sutton Near Woodbridge - Plan 1

