



Land between Sutton and Shottisham

Near Woodbridge Suffolk, IP12 3EJ

12.87 acres (5.208Ha)

For Sale - Guide price £135,000

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

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



Rivers Court, High Street, Sproughton
IP8 3AP
01473 461203
sales@landbridge.co.uk

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Description

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Extending to some 12.87 acres (5.208 hectares) of arable land (shown edged red on the attached Plan) with access onto the B1083 Woodbridge Road.

Comprising two field enclosures and together forming a compact and well-shaped block, the boundaries to the land are well defined by established hedges, woodland and ditches. To the east, the land fronts onto the B1083 Woodbridge Road.

The agricultural land classification of England and Wales defines the land as Grade 3 and 4 with free draining, slightly acidic, sandy soils. These two fields have most recently been maintained with a grass ley and, this year, are returning to arable production with spring maize being grown under contract. The land has recently been deep cultivated in advance of seedbed preparation and planting.

A number of mature and semi mature trees lie within the land and help enhance the wider amenity of the area.

General Remarks and Stipulations

Services

The land does not benefit from any existing services.

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.

Method of Sale

The land is offered for sale by private 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 21 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.

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 and can be identified by a Sale board.

