

## FOR SALE – Land At Bridge Street

Bridge Street, Bramfield, Halesworth, IP19 9HZ

1.34 Acres (0.54 Hectares)

## Description

### 1.34 acres (0.54 Hectares)

Land extending to some 1.34 acres (0.54 hectares) as shown for identification purposes on Plan 1. The Land is located within the village of Bramfield and is comprised within Land Registry title number SK227794. The land benefits from direct access onto the highway known as Bridge Street.

The land comprises of one field parcel forming a compact and well-shaped parcel with well-defined boundaries. Well established hedges surround the land on 3 sides with Bridge Street to the north.

The agricultural land classification of England and Wales defines the land as Grade 3.

The land is laid to grass and has been in permanent pasture for many years. The land has recently been grazed by horses but may be suitable for alternative uses (subject to planning).

There is mains water connected to the site.

## Location

The land is situated in a village location, with a primary school to the east. Halesworth village is 3 miles to the north, and Yoxford is 4 miles to the south. Southwold is 10 miles to the east.

## Services

The land benefits from mains water.

There are no other mains services connected to the land.

## Tenure

The land is offered for sale by private treaty as a whole. There is a grazing license in place that expires on 30th June 2022. Completion would take place subject to that license.

## 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  
East Suffolk House, Station Road,  
Melton, Woodbridge, IP12 1RT

## 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 Vendors reserve 50% of any uplift in the value of the land above agricultural value for the period of 30 years from the date of completion where such increase in value is caused by the grant of planning permission for a use other than for agriculture or horse grazing.

## Basic Payment Scheme

The land is not currently registered under the Basic Payment Scheme nor entered into any Environmental Schemes.

## VAT

Should the sale of the land, or any right attached to it become a chargeable supply for the purpose of VAT, such VAT shall be payable by the purchaser in addition to the contract price.

## 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.

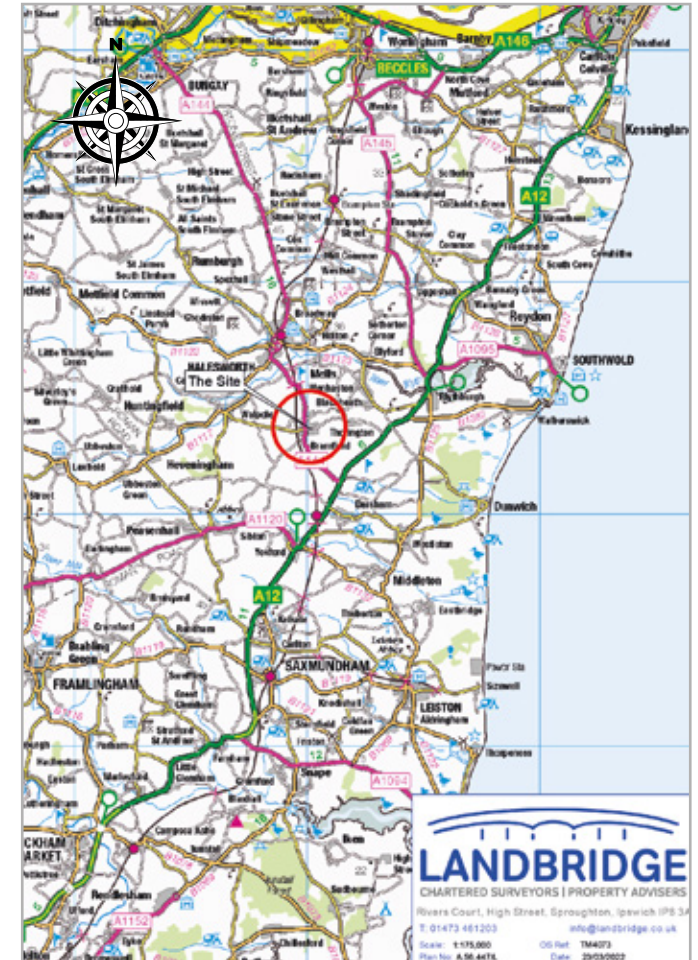
## Directions

From the A12 north of High Street, take the A144 west toward Bramfield.

In Bramfield, take the right-hand turn onto Bridge Street. The land is on the right-hand side, just before you get to the school.

## What3words

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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.