



Amenity Pasture Land at Pixey Green, Stradbroke, Suffolk

twgaze



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1.11 Ha (2.74 acres) of Pasture Land

Situation

The land is located within the parish of Stradbroke, approximately 1 mile from Stradbroke village centre and 10 miles from Diss.

The Land

A single parcel of grassland extending to 1.11Ha (2.74 acres) surrounded by mature hedges. The land is accessed along a track to the east from Pixey Green.

The land is permanent grassland with a post and rail fence with sheep netting.

The land is not currently within any Sustainable Farming Incentive or Countryside Stewardship scheme.

For Sale

By private treaty with vacant possession upon completion.

Guide Price £50,000 - £60,000

Selling Agents:

TW Gaze

33 Market Street, Wymondham, NR18 0AJ

01953 423 188

www.twgaze.co.uk

Location Closest postcode IP21 5NH
What3words ///spots.dance.processor

Sporting Rights All sporting and wildfowling rights are included within the sale of the freehold.

Wayleaves, Easements and Rights of Way The property is offered subject to and with the benefit of all Rights of Way, whether public or private, all wayleaves, easements and other rights whether specifically referred to herein or not. There is an easement for an underground gas main crossing through the land.

Services No services are connected.

Viewing During daylight hours with particulars in hand.

VAT Should any sale of the land or any right attached to it become a chargeable supply for the purposes of VAT such tax shall be payable by the purchaser in addition to any other sums.

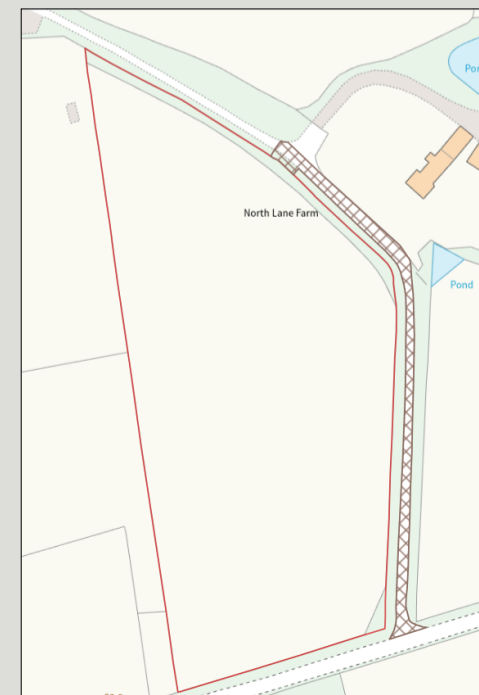
Designations EWCO Biodiversity—Priority Habitat Network and is a Nitrate Vulnerable Area.

Selling Agent Emma Hurrell
01953 423188
E.Hurrell@twgaze.co.uk

Vendor's Solicitor Birketts
Providence House
141-145 Princes Street
Ipswich IP1 1QJ

Contact: Lucie Spencer
Email: lucie-spencer@birketts.co.uk
Phone: 01473 299118

Access The pasture has legal access along the track to the east. It is requested that there is no parking along the track to the east. Parking can be sought on the roadside and the land accessed via walking along the track as indicated here (by the brown hatched line).



Important Notice TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

