



# LAND AT BROOK GREEN

HAWSTEAD | BELLS LANE | SUFFOLK | IP29 5NW

An opportunity to purchase approximately 22.26 acres (9.01 hectares) and a barn development opportunity, subject to planning

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## INTRODUCTION

The land at Brook Green offers an opportunity to purchase approximately 22.26 acres (9.01 hectares) of productive arable land, including a barn structure with development potential, subject to planning.

## LOCATION & SITUATION

The land is located close to the village of Hawstead, in an attractive part of Suffolk. Bury St Edmunds is 5 miles to the north.

## THE LAND

The land is for sale as a whole or in two lots as shown on the sale plan attached. Each lot has direct access from the public highway. The land is shown as grade 3 on the DEFRA Land Classification plan and on the Soil Survey of England and Wales as being of the Hanslope Association, which is clay loam, well suited to growing arable crops. The boundary line between lots 1 & 2 is marked with stakes at points B and C on the Plan.

## LOT 1 – 17.92 ACRES (7.25 HECTARES)

A parcel of predominantly arable land which lies in one block with access onto a public road on the northern boundary at point A on the sale plan.

## LOT 2 – 4.34 ACRES (1.76 HECTARES) WITH BUILDING FRAMEWORK

A parcel of mainly arable land with the framework for a building. There are two access points, one being a right of way over Lot 1 shown A to B on the Plan. The second shown at point Z on the Plan. The framework has water and electricity laid in close proximity.

## PLANNING

The framework building in Lot 2 received planning permission in 2002 (ref SE/01/3213/AN) and was built to its current state. There may be an opportunity, subject to planning, for the building to be developed further. Copies of the Permission are available from the Vendors agent. Buyers should rely on their own inquiries with the West Suffolk District Council, 01284 763233.

## CROPPING

This has included the growing of mainly cereals.

## BASIC PAYMENT SCHEME

No Entitlements will be transferred to the Purchaser and the Seller will retain the benefit of any de-linked BPS payments.

## INGOING VALUATION

Assuming Completion is on or before 30th August 2024 there will be no Ingoing Valuation charged if the 2024 crop has been taken.

## OVERAGE CLAUSE

The Vendor will have the right to receive 30% of any additional value if Planning Permission is granted for a more valuable use over a period of 25 years.

## EXCHANGE OF CONTRACTS & COMPLETION

Exchange of contracts will be as soon as practically possible with a 10% deposit payable. Completion will be on the 30th August 2024 or earlier by agreement.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is for sale subject to all existing rights, including rights of way, whether public or private, light, drainage, water, gas, and electricity supplies and other rights, easements, and wayleaves, whether they are referred to in these particulars or not. The property has utility poles that run from north to south and east to west across the land in Lot 2.

## VALUE ADDED TAX

Should any sale of the land, or any rights attached to it become a

chargeable supply for the purpose of VAT, such tax will be payable by the buyer(s) in addition to the contract price.

## PLANS & AREAS

These are prepared as carefully as possible by reference to digital OS data and HM Land Registry. The plans are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

## VIEWING

The land may be viewed during daylight hours with a set of these particulars in hand having made prior appointment with the selling agents; Robert Fairey; 07768 465741 or Jamie Redden; 07385 938769.

## HEALTH & SAFETY

Viewers should be careful and vigilant whilst on the land. Neither the seller nor the seller's agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## LOCATION

Postcode: IP29 5NW

what3words: breathing, capacity, facelift

## IMPORTANT NOTICES

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