

**10.12 ACRES (4.09 HA) OF LAND
AT CHEDISTON GREEN, CHEDISTON, SUFFOLK**

DURRANTS
SINCE 1853



LAND AT CHEDISTON GREEN, CHEDISTON

SITUATION

The property is located in Chediston Green approximately 3 miles from the market town of Halesworth.

DESCRIPTION

The property extends to 10.12ac (4.09ha) being a parcel of former arable land which has been sown with meadow grass with frontage onto Chediston Green which runs along the north boundary of the property.

The boundaries are predominantly native hedgerow with some mature oak trees around the field boundaries.

Access is provided from Chediston Green which is an adopted highway with access directly to the field.

TENURE

Freehold.

METHOD OF SALE

The land will be sold by Private Treaty.

Exchange of contracts to take place within 4 weeks of receipt by the buyers' solicitors of the draft contract. Completion to take place up to 4 weeks thereafter.

GUIDE PRICE

£95,000

VAT

The sellers have elected not to charge VAT on the sale of the land.

ENVIRONMENTAL STEWARDSHIP

Part of the land is entered into a Countryside Stewardship Scheme which commenced 1st January 2024 for a term of five years. Details of the current scheme can be requested from the selling agent.

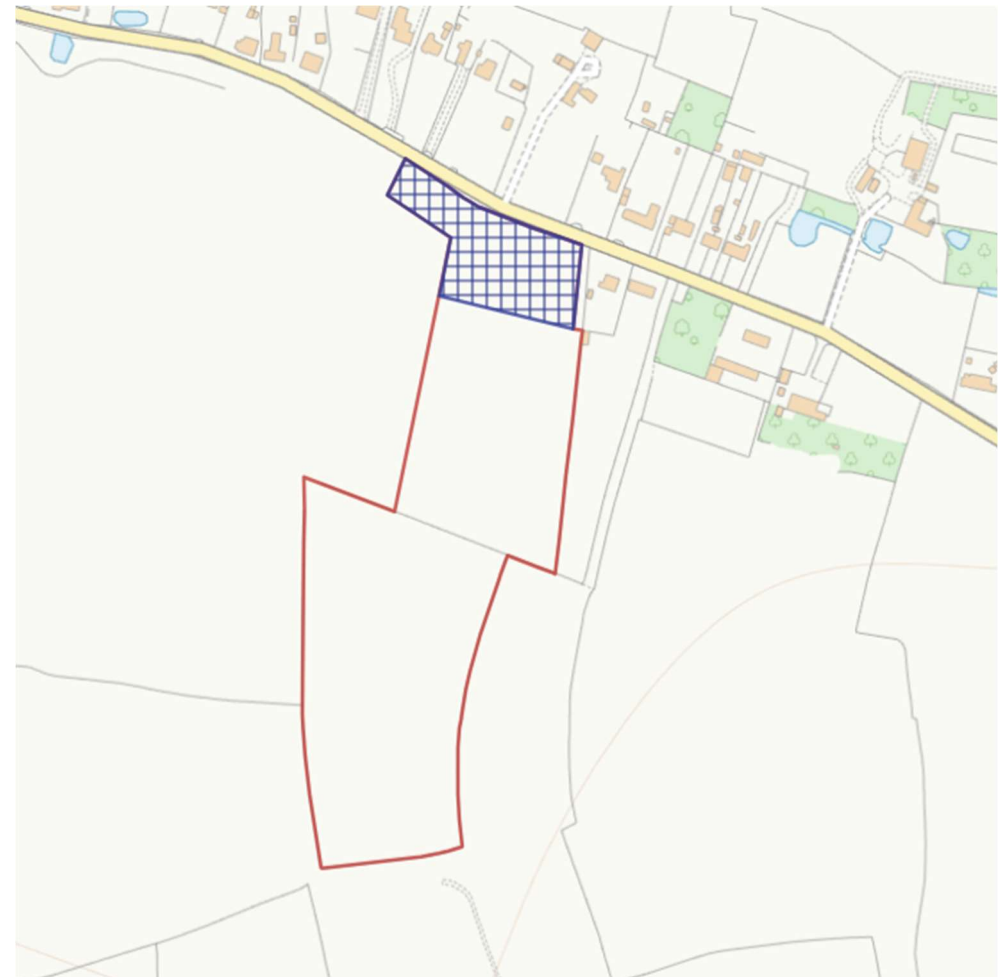
FOR SALE AS A WHOLE

Halesworth 3 miles, Harleston 10 miles, Bungay 8 miles

SOIL TYPE AND LAND GRADE

The soil is shown as Soilscape 18 being a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil.

The land is listed as being Grade 3 on the East Region, 1:250 000 Series Agricultural Land Classification map.



SERVICES

None are connected.

OVERAGE CLAUSE

The land shown hatched black on the sale plan is sold subject to an overage agreement which will be for a term of 21 years with 40% of any uplift in value attributable to any planning permission being retained by the sellers.

BUILDINGS

None are included in the sale.

SCHEDULE OF AREAS

Field ID	Description	Total Area	Total Area
		(ha)	(ac)
TM35137827	Arable reversion	4.13	10.21
Total		4.13	10.21

CROPPING HISTORY

Available from the selling agent by request.

BASIC PAYMENT SCHEME

The delinked reference amount will be retained by the vendor.

SPORTING TIMBER AND MINERALS

Included in the sale;

1. Standing timber and minerals subject to the usual statutory limitations.
2. All sporting rights.

FENCING

The purchaser will be responsible for erecting a fence and planting a hedge along the west boundary of the land.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not. In particular, the land is crossed by electricity poles.

LOCAL AUTHORITY

East Suffolk Council

East Suffolk House Riduna Park, Station Rd, Woodbridge IP12

DIRECTIONS

From Halesworth travel West on the B1123 for approximately 2.5 miles, turn right and continue for 1 mile. The land will be on your left.

What3words:

Intruders.campers.uptake

VIEWING

At any reasonable time by prior notification to the Agent with a copy of the sale particulars to hand.

CONTACT DETAILS

Felicity Thornett

Durrants, 32-34 Thoroughfare, Harleston, Norfolk, IP20 9AU
Tel: 01379 646602

Email: felicity.thornett@durrants.com

IMPORTANT NOTICE

Durrants and their clients give notice that:-

No investigations have been made in respect of any matter concerning pollution of the land, air or water and the buyers are responsible for making their own enquiries in this respect.

The measurements, distances and areas are given as approximate. These particulars and photographs are provided for guidance only and are not necessarily comprehensive.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No warranties in relation to the property are given either by the agent or on behalf of their client or otherwise.

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

HEALTH AND SAFETY

Given the potential hazards of a working farm we would ask you to be as vigilant as possible when making an inspection for your own safety.



DURRANTS
SINCE 1853

BECCLES
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10 New Market
Beccles
Suffolk
NR34 9HA

DISS
01379 642233
Pump Hill House
2b Market Hill
Diss, Norfolk
IP22 4WH

HARLESTON
01379 852217
32-34 Thoroughfare
Harleston
Norfolk
IP20 9AU

SOUTHWOLD
01502 723292
98 High Street
Southwold
Suffolk
IP18 6DP

HALESWORTH
01986 872553
12 Thoroughfare
Peddars Lane
Halesworth
Suffolk
IP19 8AH

AUCTION ROOMS
01502 713490
The Old School House
Peddars Lane
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NR34 9UE

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15 Thayer Street
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