

*4.90 acres (1.98 hectares) of amenity  
land, located in the heart of  
Brandeston, Suffolk.*

Guide Price  
£135,000 Freehold  
Ref: W499/H

Land at Mill Lane  
Brandeston  
Nr Woodbridge  
Suffolk IP13 7AG



For sale freehold with vacant possession as a whole or in two lots:  
Lot 1 - 3.5 acres (1.41 hectares) = Guide Price £90,000  
Lot 2 - 1.4 acres (0.56 hectares) - Guide Price £45,000

Contact Us



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## Introduction

The land at Brandeston provides an exciting opportunity to purchase land in the ever popular village of Brandeston. The land comprises two lots and extends to approximately 4.9 acres (1.98 hectares).

## Method of Sale

We have been instructed to offer the property for sale by private treaty inviting offers for the whole or in two with the intention of achieving exchange of contracts as soon as possible with completion. A deposit of 10% of the purchase price will be payable on exchange of contracts and, if early entry is required, then the purchaser will be asked to pay an additional 10% deposit at that stage. The land is being sold freehold with vacant possession.

## Vendor's Solicitors

Nockolds Solicitors, 6 Market Square, Bishops Stortford, Cambs CM23 3UZ. Contact James Griffiths, email [jgriffiths@nockolds.co.uk](mailto:jgriffiths@nockolds.co.uk), Tel. 01279 750607.

## Location

The land is located in the rural village of Brandeston, north of Earl Soham Road which is the main road through Brandeston and on the west side of Mill Lane. Brandeston is a rural yet convenient village located 3.5 miles from Framlingham and 11 miles northeast of Ipswich. The nearby town of Saxmundham has services running to Lowestoft to the north and Ipswich to the south, which has connecting trainline to London Liverpool Street station. Brandeston is close to the Heritage Coast with all the services and attractions it offers.

Lot 1 is located off Earl Soham Road, The Street and Lot 2 is situated parallel to Mill Lane, directly off The Street.

## Description

The land extends to approximately 4.9 acres (1.98 hectares) and is offered for sale as a whole or in two lots. It is shown for identification purposes outlined red and blue on the enclosed plan.

It provides an opportunity to purchase two attractive blocks of permanent grass in a rural setting but would be suitable for a range of alternative uses, subject to planning permission. The land can be accessed directly off the public highway.

The land is generally flat in topography with no sudden hills or unevenness.

The land is classified as Grade 3 on the MAFF 1:250,000 Agricultural Land Classification plan with '*slowly permeable calcareous clayey soil*'.

Lot 1 comprises 3.5 acres (1.41 ha) and is a rectangular block of land with road frontage onto The Street, Brandeston.

Lot 2 comprises of 1.4 acres (0.56 ha) of grassland bordered by the road to the east and open fields to the west.

All of the land is currently permanent grassland.

## Services

There are no mains services connected to the site.

## Viewings

At any time during day light hours with particulars in hand, by prior arrangement with the Agents. All viewings are undertaken entirely at your own risk.

## Rights of Way, Wayleaves, Easements Etc

The land is sold subject to and with the benefit of all rights of ways, wayleaves and easements that may affect the land.

There are no known public footpaths affecting the land.

There are overhead power cables to the north of Lot 1 and to the west of Lot 2.





Lot 1



Lot 2



### **Timber, Sporting and Minerals**

All sporting rights, standing timber and mineral rights (except as reserves by statute or to the Crown) are included within the sale of the freehold.

### **Boundaries**

All boundaries are shown for identification purposes only outlined red on the attached plan. The purchasers should satisfy themselves with regard to these as no error, omission or misstatements will allow the purchaser to rescind the contract nor entitle either party to compensation thereof.

The purchaser will be obligated to fence the boundary with the Vendors' retained land in not less than post and two rail fencing within 12 months of completion.

### **Town and Country Planning**

The property is sold subject to any development plans, Tree Preservation Orders, Ancient Monument Orders and Town and Country schedules or other similar matter that may be or come into force.

### **Overage**

The property will be sold with an overage condition attaching to the land benefiting the Vendors to a payment equal to 30% of the uplift in value following a successful grant of planning permission for any non-agricultural or horticultural use within the period of 30 years from the date of completion of the sale.

### **Outgoings**

The land is sold subject to any drainage rates and other outgoing that may be relevant.

### **Basic Payment Scheme**

The land is not registered with the Rural Payments Agency for the Basic Payment Scheme.





### **Countryside Stewardship**

The land is not within any Countryside Stewardship Scheme or other Environmental Stewardship Scheme.

### **VAT**

Should any sale of the land, or any right attached to it, become a chargeable supplier for the purpose of VAT, such VAT will be payable by the purchaser in addition to the contract price although this is not anticipated by the seller.

### **Tenure and Possession**

The land will be sold freehold with vacant possession.

The land has the benefit of being registered with The Land Registry under Title Numbers SK401949 and SK405273.

### **Local Authority**

East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, NR33 0EQ. Tel. 0333 016 2000.







#### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*May 2024*





## Directions

Travelling on the A1120, turn off through Earl Soham at the village green onto Brandeston Road, continue along Brandeston Road and upon entering the village, Lot 1 is located on the left hand-side. For Lot 2, continue until the next left and turn down Mill Lane, continue for approximately 200m where Lot 2 is on the left hand-side depicted by a for sale board.

What3words/// lawfully.saddens.awkward



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