

*A picturesque parcel of amenity land extending to 14.21 acres (5.75 ha) located in the East Suffolk village of Yoxford.*

Guide Price  
£215,000  
Freehold  
Ref: W522/B

Land at  
Station Road  
Yoxford  
Suffolk  
IP17 3LA



For sale freehold, with vacant possession, as a whole.

Contact Us



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## **Introduction**

The land at Yoxford comprises a picturesque parcel of grassland extending to approximately 14.21 acres (5.75 ha).

## **Method of Sale**

We are instructed to offer the land for sale by private treaty, inviting offers for the whole or lots with the intention of achieving exchange of contracts as soon as possible, with completion by agreement. A deposit of 10% of the purchase price will be payable on exchange of contracts.

## **Vendor's Solicitors**

Sprake & Kingsley, 16 Broad Street, Bungay, NR35 1EN, attn Clare Gissing, tel. 01986 891933, email [cgissing@sprakeandkingsley.co.uk](mailto:cgissing@sprakeandkingsley.co.uk).

## **Location**

The land is situated to the east of the A12 in the Suffolk village of Yoxford. Access is via a track leading directly from Westleton Road, which is included in the registered title.

## **Description**

In total the land extends to 14.21 (5.75 hectares). It comprises three separate fields separated by drainage channels, most of which is enclosed within stockproof post and wire fencing to the outer boundaries.

There is a small field shelter of timber construction erected on the land.

The land provides an excellent opportunity to purchase a scenic and good-sized parcel of land suitable for grazing, and until this year has been used for this purpose.

The land is shown as being Grade 3 on the DEFRA 1:250,000 Series Agriculture Land Classification Map and is of the Ragdale (712g) Soil Series Association which is described as *'slowly permeable seasonally waterlogged clayey and fine loamy over clayey soils.'*

The land is currently grassland and has not been used for arable cultivations.

The Vendor will retain the access off the A12 and the river walk to the Vendor's retained land, south of the land being sold.

## **Services**

There are no services connected to the land.

## **Viewings**

At any reasonable time during daylight hours, with particulars in hand but notifying the selling agent prior.

## **Rights of Way, Wayleaves, Easements Etc.**

The property is sold subject to and with the benefit of all subsisting rights of ways, wayleaves, easements, covenants and conditions affecting the land.

There are no public footpaths affecting the holding.

## **Timber, Sporting and Minerals**

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

## **Environmental Schemes**

The land is not entered into any Environmental Schemes.

## **Outgoings**

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







### **Boundaries**

All boundaries are shown for identification purposes only outlined red on the attached plan. 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 property is registered under Land Registry title number SK338889. The title will be split upon the sale due to the Vendor retaining ownership of the A12 access and river walk.

### **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 matters as may be or come into force.

### **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 is sold freehold with vacant possession.













#### 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.

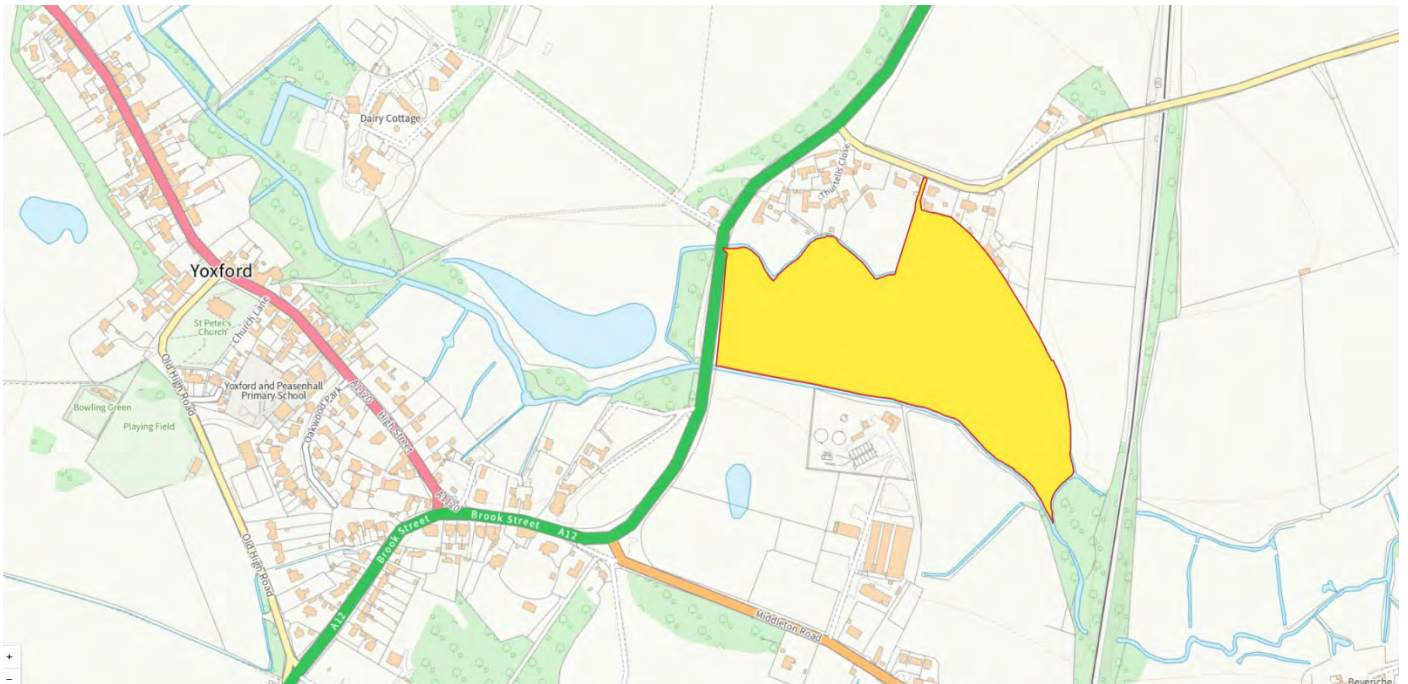
3. Some photographs taken by the Vendor circa 2020.



## Directions

Upon entering Yoxford from either the north or south, turn onto Westleton Road. After approximately 100m the access track can be found on the right-hand side, between two mature hedges.

The What3words location for the access is: //activity.scorching.wagers



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