

*An attractive block of productive arable land extending to 7.91 acres (3.20 ha) located just off the A12 in the village of Stratford St Andrew.*

**Guide Price**  
**£80,000**

**Freehold**  
Ref: W523/B

Land Adjoining  
Chapel Road  
Stratford St Andrew  
Suffolk  
IP17 1LH



For sale freehold as a whole.

**Contact Us**



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## Location

The land is located in a rural yet accessible location on the edge of the village of Stratford St Andrew. Saxmundham lies about 3 miles to the north-east, which has a good range of shops including Waitrose and Tesco supermarkets, as well as a railway station with trains to Ipswich and onto London's Liverpool Street station.

The historic town of Framlingham lies about 4 miles to the north-west with excellent schooling in both the state and private sector. Woodbridge lies about 8 miles to the south-west and the County town of Ipswich lies about 18 miles, also to the south-west.

## Method of Sale

We have been instructed to offer the property for sale by private treaty inviting offers for the whole with the intention of achieving exchange of contracts as soon as possible with completion eight weeks thereafter or sooner by agreement.

## Vendors' Solicitor

Fairweather Law, 10 Riverside, Framlingham, Suffolk, IP13 9AG Attn Jasmine Pringle tel. 01728 724737, Email [jpringle@fairweatherlaw.co.uk](mailto:jpringle@fairweatherlaw.co.uk)

## Local Authority

East Suffolk Council. East Suffolk House, Station Rd, Melton, Woodbridge IP12 1RT. Telephone: 0333 016 2000. Email: [customerservices@east Suffolk.gov.uk](mailto:customerservices@east Suffolk.gov.uk)

## Description

This area of land gives the purchaser an opportunity to acquire a productive area of arable land in a rural location on the outskirts of Stratford St Andrew. The area comprises one block, bordered by mature hedgerows and trees extending to approximately 7.91 acres (3.20 hectares), as shown outlined red on the enclosed plan. The land is accessed off the public highway, Chapel Road. The land is currently cropped with spring barley, following the harvest of a sugar beet crop.

The land provides an excellent opportunity to purchase a good sized agricultural field. The land is shown as being Grade 3 on the DEFRA 1:250,000 Series Agriculture Land Classification Map and is of the Ragdale Soil Series Association which is described as *'Slowly permeable seasonally waterlogged clayey and fine loamy over clayey soils. Some slowly permeable calcareous clayey soils especially on slopes.'*

## Viewings

At any reasonable time, with particulars in hand, by arrangement with the Agents first.

## Rights of Way, Wayleaves, Easements Etc.

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

There are no public rights of way affecting the property.





## Timber, Sporting and Minerals

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

## Environmental Stewardship Scheme

The land is not entered into any Environmental Scheme.

## Boundaries

These are shown for identification purposes only outlined red on the enclosed 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 land is registered with the Land Registry and forms Title Number SK246660.

## 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 that may be or come into force.

## Outgoings

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

## VAT

Should any sale of the land, or any right attached to it, become a chargeable supplier for the purpose of VAT, such VAT shall be payable by the purchaser in addition to the contract price.

## Tenure and Possession

The land is for sale freehold with vacant possession given after harvest 2025.

## Holdover

The Vendor reserves the right of holdover for the growing, harvesting and storage of certain crops through to 30th August 2025.

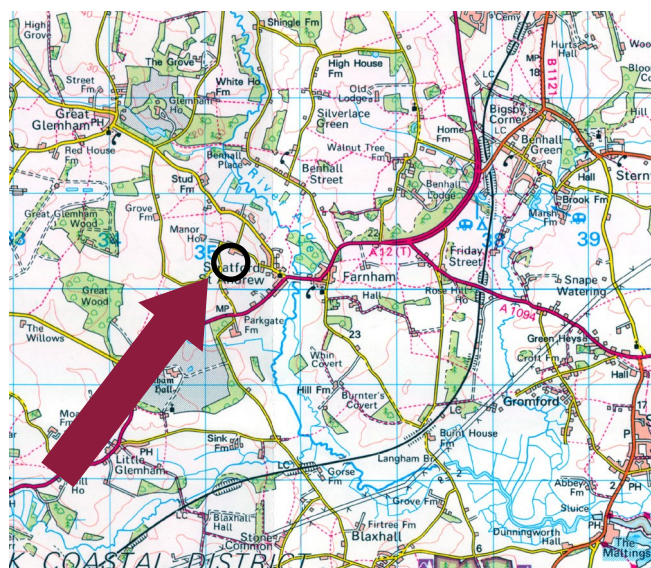


## NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. The sale is subject to probate being granted. The application to obtain the grant of probate has been submitted.

*February 2025*





## Directions

From the A12 heading north at Stratford St Andrew, take the left hand turning up Chapel Road (which is unmarked) proceed past Chapel Cottage on the right. The land can be found opposite the turning to Botany Lane. If travelling from the A12 heading south, exit Farnham with the Shell garage on the right, take the next turning on the right. There will be a Clarke & Simpson For Sale board erected on the property.

The What3words location is as follows: // screening.option.expecting



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