

*A parcel of strategic amenity land
extending to approximately 2.23
acres (0.90 ha) to the northwest of
the village of Grundisburgh.*

Guide Price
£50,000 Freehold
Ref: W588/W

Land at
Elm Tree Farm Lane
Grundisburgh
Suffolk
IP13 6TG



A parcel of strategic amenity land extending to approximately 2.23 acres (0.90 ha) with potential for development, subject to planning permission.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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 by agreement. A deposit of 10% of the purchase price will be payable on exchange of contracts.

Vendor's Solicitors

Barker Gotelee Solicitors, 41 Barrack Square, Martlesham Heath, Suffolk IP5 3RF , attn Miles Coates , Tel. 01473 350572, email miles.coates@barkergotelee.co.uk.

Location

The land is located off Elm Tree Farm Lane, Grundisburgh which is to the west of Grundisburgh Village Hall and Felgate Way, a new housing development by Hopkin Homes.

Grundisburgh is located 6 miles northeast of Ipswich and 4 miles northwest of Woodbridge. Grundisburgh is a small village that has recently seen an increase in development, including the new housing development adjacent to this parcel.

Grundisburgh is a thriving village, home to a village hall, primary school, church and local businesses.

Description

The land extends to 2.23 acres (0.9 ha) of permanent grassland. It provides an excellent opportunity to purchase amenity land on the edge of Grundisburgh. The land is enclosed with hedging on the northern, western and southern boundaries. The eastern boundary is fenced.

The land is accessed directly off the public highway, Elm Tree Lane and via a footpath access off Ipswich Road.

There are no buildings or structures erected on the land.

The land is classified as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Map and is of the Ragdale (712g) Association. The land is described in detail as being '*slowly permeable seasonally waterlogged reddish clayey and fine loamy over clayey soils. Some slowly permeable calcareous clayey soils especially on slopes*'.

The land is shown for identification purposes outlined in red on the enclosed plan.

Services

There are no services connected to the land.

Viewings

At any reasonable time, with particulars in hand, subject to prior notification to the selling agent.

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 is a public footpath which runs west from Ipswich Road along the northern and western boundary of the land. This is clearly signposted.

Timber, Sporting and Minerals

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

Outgoings

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

Boundaries

Boundaries are shown for identification purposes only outlined in red on the enclosed plan. Purchasers should satisfy themselves with regard to these and no error, omission or misstatement will allow the purchaser to rescind the contract nor entitle either party to compensation thereof.

The land is registered with the Land Registry under title SK346585.

Overage/Restrictive Covenant

There will be an overage condition applied to the sale of the land whereby the vendor will retain a right to obtain 40% of any uplift in value in the event that planning permission is obtained for the land for non-agricultural use, this will be in place for 30 years.

Town and Country Planning

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

There is no Local or Neighbourhood Plan for Grundisburgh at the current time and the land is located outside of the settlement boundary.

In December 2024, the Labour Government's planning reforms resulted in new National Planning Policy Framework being published. This land could have potential to be included within future development, subject to planning permission.

VAT

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

Tenure and Possession

The land is for sale freehold with vacant possession upon completion.



NOTES

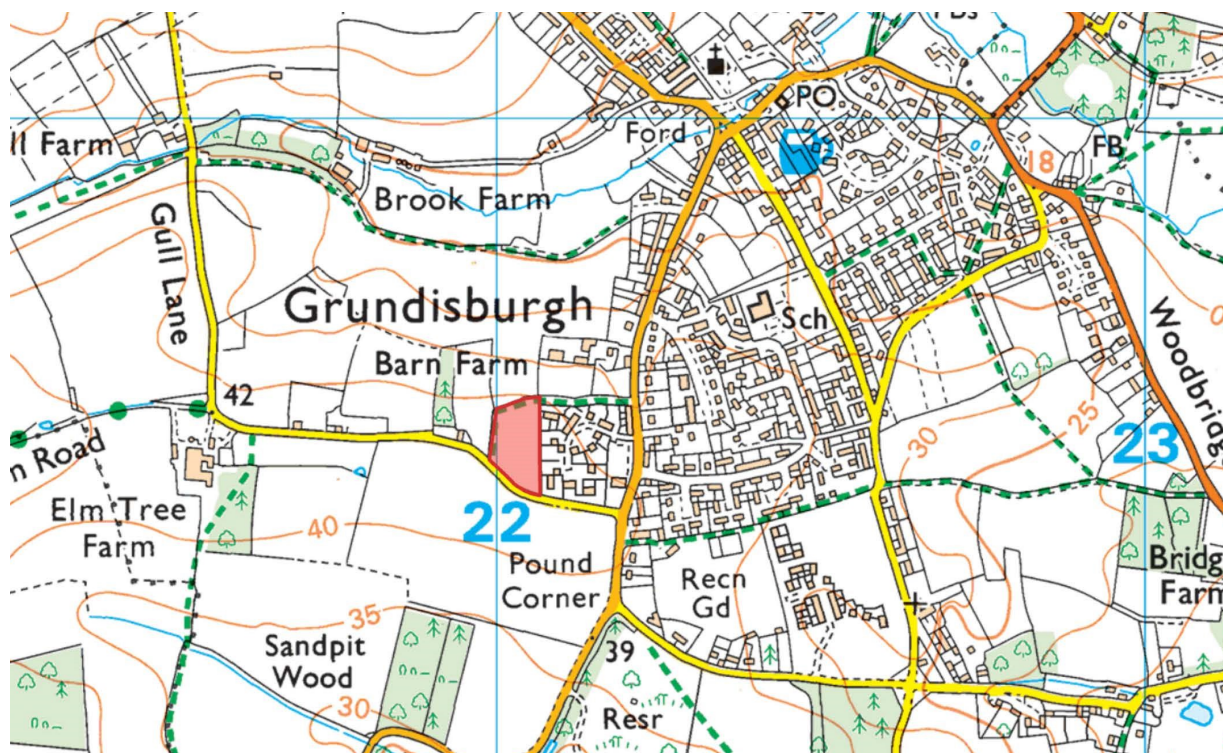
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.



Directions

Travelling west from Woodbridge on the B1079, take the second exit at the A12 roundabout, continue along the B1079 until you reach Grundisburgh. Once in Grundisburgh continue on Woodbridge Road, you will see a road sign for Rose Hill, continue on here until you reach Ipswich Road. Travel past the new housing development and then turn right onto Elm tree Farm Lane. Continue along this road, the land will be on the right hand side as indicated by the Clarke and Simpson For Sale Board. The nearest postcode for the property is IP13 6TG.

What3Words: pills.taped.corn



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