

*Two parcels of permanent grassland  
extending to 10.80 acres (4.40 ha)  
located in the popular village of  
Coney Weston, Suffolk.*

Guide Price  
£135,000 Freehold  
Ref: W599/W

Land at  
Crow Street  
Coney Weston  
Suffolk  
IP31 1DL



Land at Crow Street, Coney Weston, Bury St Edmunds, IP31 1DL  
Two parcels of permanent grassland for sale in two lots:

Lot 1 – 9.02 acres (3.65 ha) – £90,000

Lot 2 – 1.78 acres (0.75 ha) – £45,000

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](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://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 to the southwest of Coney Weston, off Coney Weston Road and Crow Street which is a private road, close to the village of Barningham approximately 10 miles from Diss and 13 miles from the well resourced market town of Bury St Edmunds.

## Description

In total the land extends to 10.80 acres (4.40 ha).

Lot 1 comprises permanent grassland, there is some hedging and ditches along all boundaries and it is accessed along the northern boundary via a track, and prior to that Crow Street, Coney Weston.

Lot 2 comprises permanent grassland and has a ditch along all boundaries. It is accessed directly off the public highway, Coney Weston Road.

The land is classified as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Map and is of the 711r (Wickham 2) Soil Association which is described as *'slowly permanent seasonally waterlogged fine loamy over clayey, fine silty over clayey and clayey soils. Small areas of slowly permeable calcareous soils on steeper slopes.'*

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

Lot 1 shown outlined in red. Lot 2 shown outlined in blue.

## 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. We ask that you be as vigilant as possible for your own personal safety when making an inspection of the property

## 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.

## 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 outlined in red (Lot 1) and blue (Lot 2) 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 not currently registered but will be subject to a First Registration Application to be made prior to exchange of contracts.

### Overage

There will be an overage condition applied to the sale of Lot 2 whereby the Vendor will retain the right to obtain 30% 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.

### 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.



LOT 1



## Directions

Travelling west from Diss along the A1066, continue to Garboldisham and turn left onto The Street, heading towards Hopton. Continue through Hopton into the village of Barningham then turn right just after the village shop.

For Lot 1 turn left into Crow Street (Manor Road) where the land is located at the end of the track.

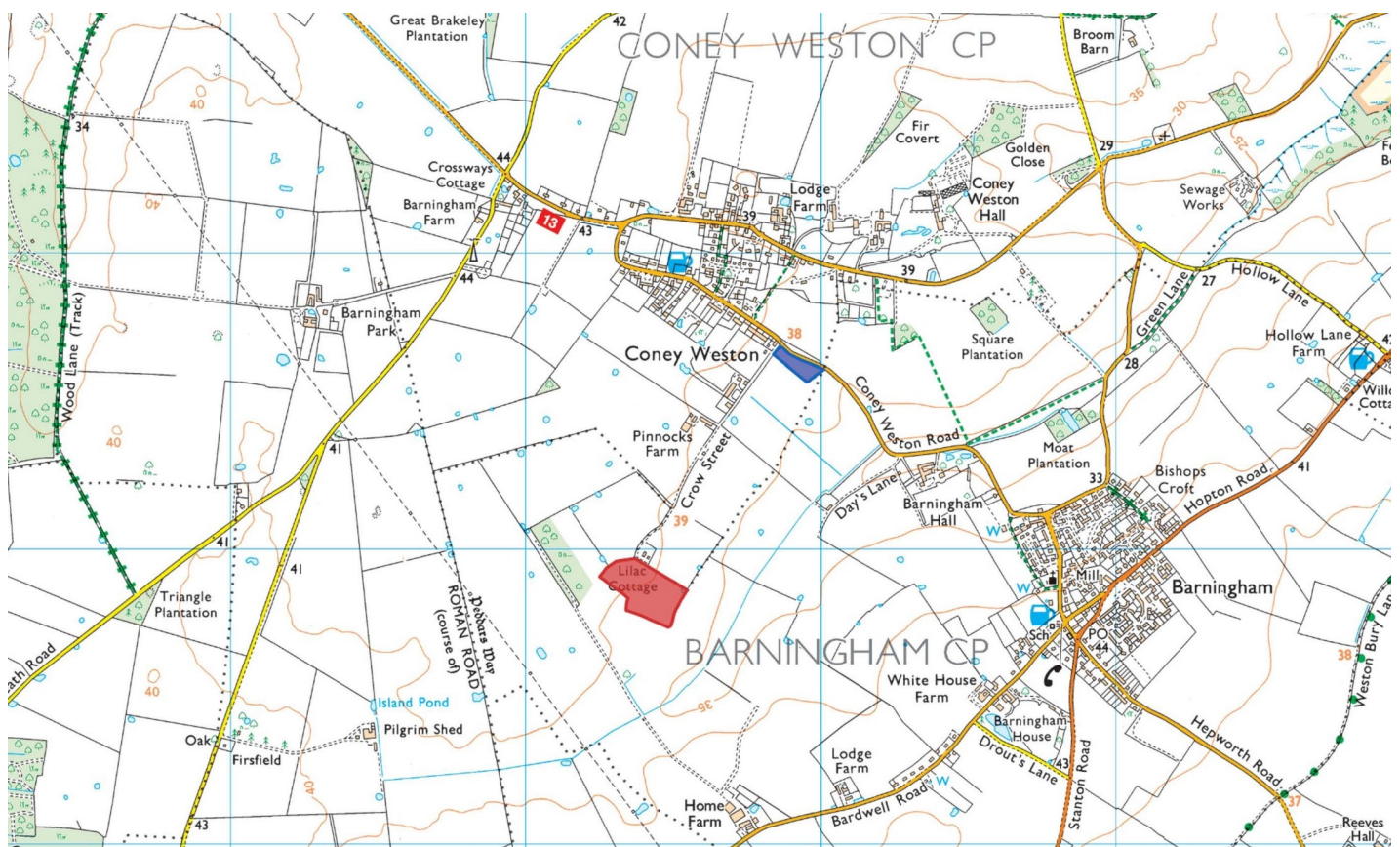
Lot 2 is located adjacent to the road.

The land will be indicated by Clarke and Simpson For Sale boards. The nearest property postcode is IP31 1DL

## What3Words

Lot 1 – complied.oxidation.outfit

Lot 2 – populate.acoustics.tracks



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