

*A parcel of permanent grassland
extending to 5.26 acres (2.12 ha)
located in the popular village of
Barningham, Suffolk.*

Guide Price
£75,000 Freehold
Ref: W599/W

Land at
Hepworth Road
Barningham
Suffolk
IP31 1BP



Available for sale in one lot.

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 just to the south west of Barningham on Hepworth Road. The land is approximately 8 miles south of Thetford and 11 miles west of Diss. Barningham is a popular, well connected village with a village shop, primary school, public house and within commuting distances of Bury St Edmunds.

Description

In total the land extends to 5.26 acres (2.12ha) and comprises permanent grassland. The northern boundary comprises mature hedging, the southern and western boundaries border a ditch. The parcel is accessed directly off the public highway, Hepworth Road.

The land is classified as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Map and is of the 554b (Worlington) Association which is described as *'deep well drained sandy soils, in places very acid with subsurface pan. Widespread small scale polygonal soil patterns. Risk of wind erosion.'*

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. 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 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 not currently registered but will be subject to a First Registration Application to be made prior to exchange of contracts.

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.

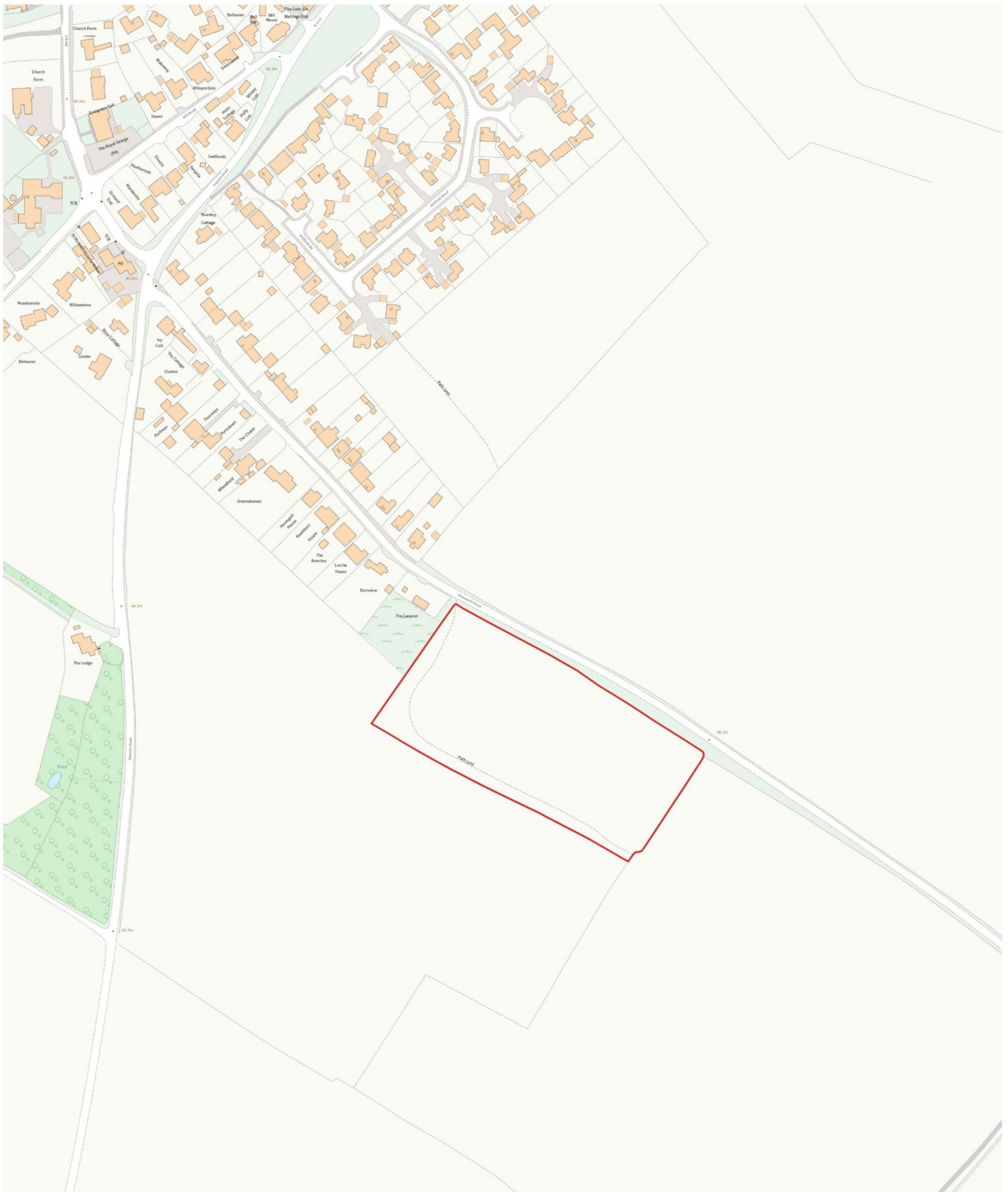
Tenure and Possession

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.

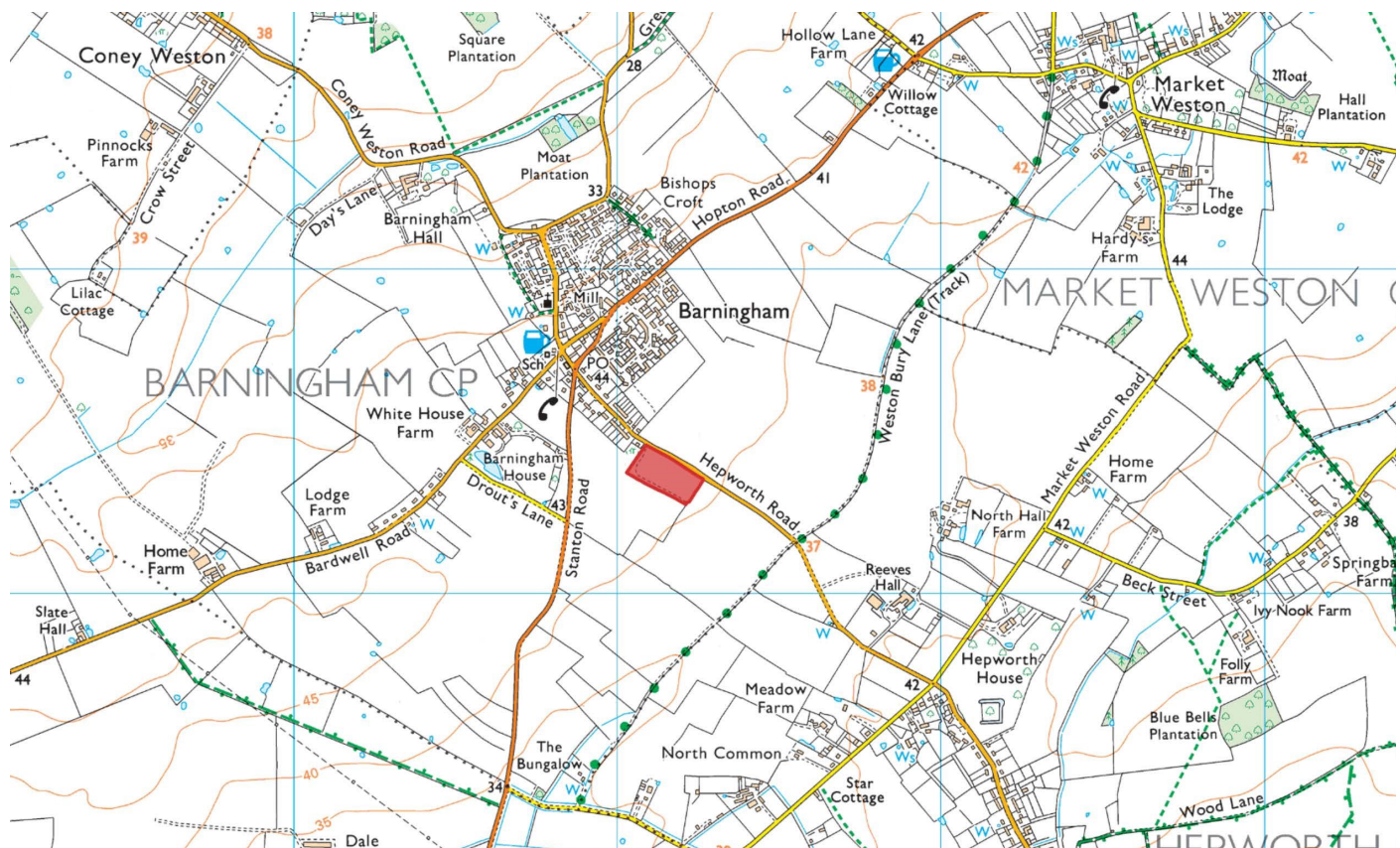


Directions

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 left just after the village shop. The land is located on the right hand side, after the last house.

The land is directly adjacent to the public highway and will be indicated by a Clarke and Simpson for sale board. The nearest property postcode is IP31 1DL

What3Words : culminate.firelight.however



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