

73.75 acres (29.85 ha) of productive arable land situated in attractive rural countryside in Mid Suffolk, south of Stowmarket, available as a whole or in two lots.

Guide Price:
£675,000 Freehold
Ref: W601/H

Land adjacent to
Jack's Lane
Combs
Suffolk
IP14 2NQ



Available as a whole or in two lots:

Lot 1 - 57.71 acres (23.36 ha) of arable land - guide price £530,000
Lot 2 - 16.04 acres (6.49 ha) of arable land - guide price £145,000

As a whole £675,000

Contact Us



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Location

The land is situated in an attractive rural location within the popular village of Combs, Suffolk. 3 miles south of Stowmarket, providing an extensive range of everyday facilities.

The town of Stowmarket has a mainline railway station with journey times to London Liverpool Street of approximately 75 minutes.

The land is located in rural countryside and is gently undulating with a number of recreational opportunities available nearby.

Method of Sale

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

It is expected that the purchaser/s will be required to sign an ‘Exclusivity Agreement’ with a 5% ‘Exclusivity Fee’ being paid to and held by the Vendor’s solicitor. A copy of the draft ‘Exclusivity Agreement’ is available from the Agent.

Vendors’ Solicitor

Gudgeons Prentice, Buttermarket, Stowmarket, Suffolk, IP14 1ED. Tel: 01449 613101, Contact Name: Robert Jackson. Email: robertj@gudgeons-prentice.co.uk.

Description

The land at Combs offers a Purchaser an opportunity to acquire a block of arable land extending in all to approximately 73.75 acres (29.85 ha).

The land is relatively flat in topography with some gentle undulation. It is classified as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Map and is of the 411d (Hanslope) Association, being *‘a chalky till with slowly permeable calcareous clayey soils, some slowly permeable non calcareous clayey soils. Slight risk of water erosion.’*

The land is offered for sale in two lots and is shown for identification purposes outlined red and blue on the enclosed plan.

Lot 1 (Sickles Field)

57.71 acres (23.36 ha) of arable land currently cropped with winter wheat lying between Jack’s Lane and Jockey’s Lane, Combs and shown outlined red on the enclosed plan.

Lot 2 (Jockeys Field)

16.04 acres (6.49 ha) of arable land and currently cropped with winter wheat and shown outlined blue on the enclosed plan.

Most of the land is well drained and extensive mole drainage was undertaken in autumn 2024.

There are gateways directly from the public highway and the field boundaries are defined with mature trees, hedgerows and ditches.

	2025	2024	2023	2022	2021
Lot 1	Wheat	Beans	Wheat	Wheat	OSR
Lot 2	Wheat	Barley/Fallow	Wheat	OSR	Wheat

Services

There are no services connected to the land.

Viewings

At any reasonable time with particulars in hand by prior arrangement with the Agents. Given the potential hazards of a working farm and associated machinery, we please ask that you be as vigilant as possible for your own personal safety when making an inspection the property.

Rights of Way, Wayleaves and Easements

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 crossing Lot 1 in an east-west direction and it is clearly marked on the ground.

There are two electricity pylons in Lot 1 and oversailing electricity lines crossing the land.

There is a private water main running adjacent to the public highway on the northern boundary of Lot 1.

There are various telecom poles on the boundary of Lot 1. Further details are available in the Information Pack.

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 Schemes, Quotas & Basic Payment Scheme

There is an Environmental Stewardship Mid-Tier Agreement which is due to expire on 31st December 2025. the Vendor will retain the payment from the 2025 scheme year. The Purchaser will be obligated to retain the grass margins and small areas of wild bird mix (AB9) and pollen and nectar mix (AB8) until 31st December 2025.



No entitlements nor any other quotas are available with the land. The Vendor will receive and retain all de-linked Basic Payments relating to the land.

Outgoings

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

Boundaries

These are shown for identification purposes only 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.

Local Authority

Babergh Mid Suffolk Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Tel: 0300 1234000.

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.

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 upon completion.

Information Pack

An information pack containing further details relating to the land (previous cropping, land drainage etc) is available for inspection at the Agent's office or can be emailed to interested parties.

Holdover

The Vendor will retain a holdover to harvest the crops until the end of harvest 2025.







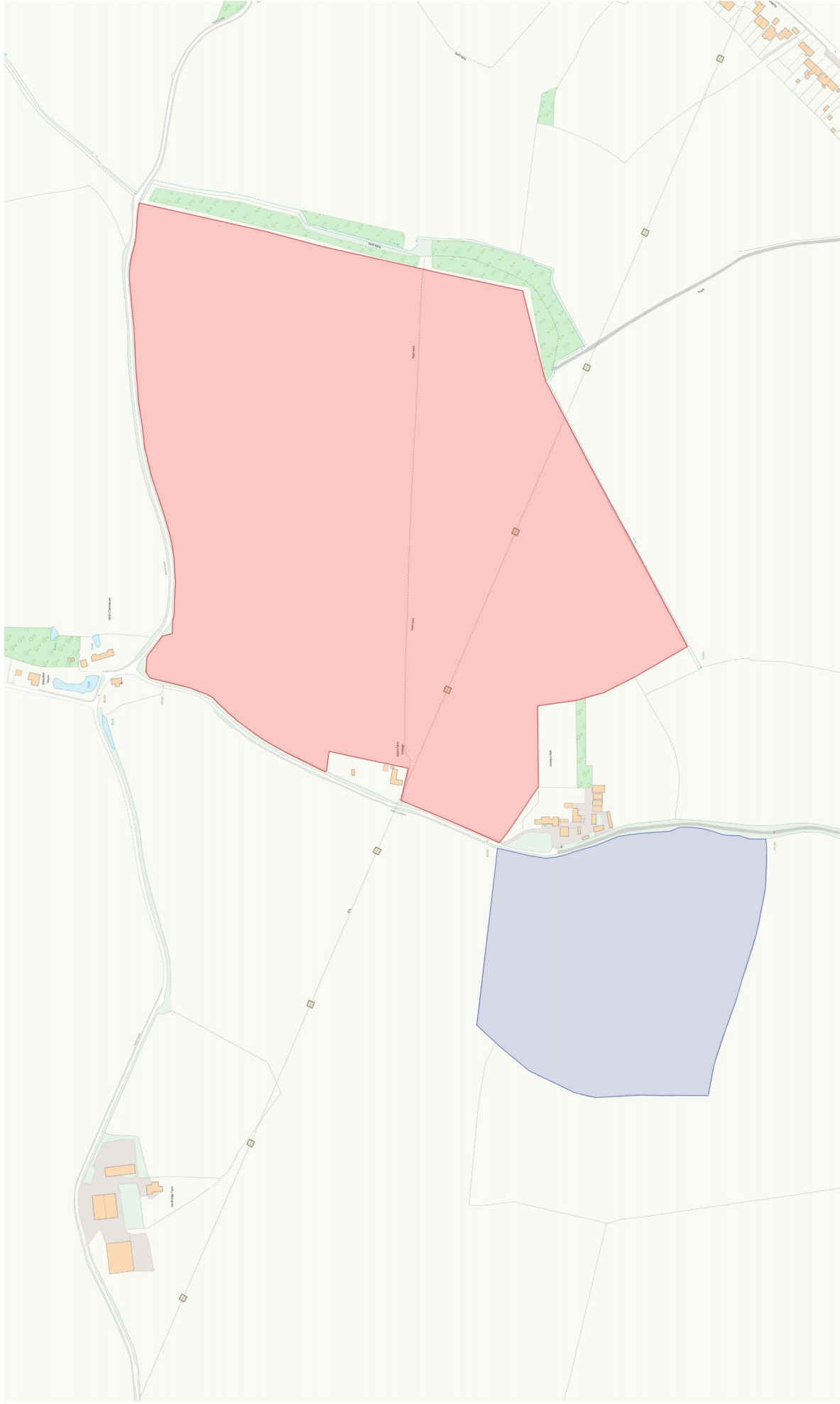
LOT 2



LOT 1

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 along the A14, exit at junction 50 for Stowmarket. Proceed south on the A1120 and at the traffic lights turn right. At the next roundabout take the second exit to Combs Ford, turning left after the fish and chip shop. Continue up Poplar Hill into the village of Combs. Jack's Lane is located on the right hand side. The land is located on the left hand side, after approximately 1/2 mile.

For those using What3words app///wreck.womb.mess (Field gateway to Lot 1)

