

*68 acres (27.52 hectares) of productive  
arable land located in Clopton, close to  
Woodbridge & Ipswich*

Guide Price  
£625,000 Freehold  
Ref: C1555

Land adjoining  
Manor Road  
Clopton  
Woodbridge  
Suffolk IP13 6QN



For sale freehold with vacant possession as a whole.

**Contact Us**



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## **Introduction**

The land at Clopton extends to approximately 68 acres (27.52 hectares) and comprises a ring fenced block of arable land near Woodbridge.

## **Method of Sale**

We are instructed to offer the land by private treaty inviting offers for the whole with the intention of achieving exchange of contracts as soon as possible with completion four weeks thereafter.

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

## **Vendor's Solicitor**

Barker Gotelee. 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk, IP5 3RF Tel: 01473 611211  
Contact: Miles Coates. Email: miles.coates@barkergotelee.co.uk

## **Location**

The land is located in a pleasant rural location on the outskirts of the popular village of Clopton. It is well placed for easy access to Ipswich (seven miles), Woodbridge (six miles) and Framlingham (eight miles). The neighbouring village of Otley has a well regarding Post Office/village shop, a doctors surgery, primary school, village hall and excellent pub. Trains to London's Liverpool Street Station can be found at Ipswich. The coast, with popular destinations such as Aldeburgh, Thorpeness and Southwold, is just 18 miles to the east.

## **Description**

This block of land provides the purchaser with an opportunity to acquire a ring fenced block of productive land extending in all to 68 acres (27.52 hectares). The land is shown outlined red on the enclosed plan.

The land comprises three good sized arable fields and the field boundaries are well defined by ditches, mature trees and hedgerows. The land slopes in topography from north to south and there is good access into the property off Manor Road. From here, there are internal gateways into each field. The soil type is classified as Grade 3 under the DEFRA 1:250,000 Land Classification Map, being productive loam and clay soil ideally suited to arable rotation. The land has typically been farmed in a white straw rotation of winter wheat, oil seed rape and beans. The current cropping is spring barley.

## **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 are two public footpaths crossing 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 included within an Environment Stewardship Scheme.

### **Boundaries**

The vendor shall not be required to define the boundaries on the ground. These are shown for identification purposes only outlined 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 property is registered with the Land Registry under Title Number SK277091.

### **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 & VAT**

The land is sold subject to any drainage rates and other outgoing that may be relevant. Should any sale of the land, or any right attached to it, become a chargeable supply 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 sold freehold with vacant possession, subject to the existing Cropping Licence. Notice has been served, to terminate the licence on 30th September 2026. The licence fee will be apportioned upon completion.

### **Quotas and Basic Payment Scheme**

No Entitlements nor any quotas or contracts shall be sold with the land.

### **Information Pack**

An 'Information Pack', containing details relating to cropping, land drainage, the Title etc., is available for inspection at the Agent's office or can be emailed to interested parties.





## Directions

From the A12 at Woodbridge, take the B1079 signposted Grundisburgh. Continue on this road for approximately four and a half miles, passing through Grundisburgh. Turn right onto the B1078, signposted Debach and Charsfield and the land is situated on the right hand side after quarter of a mile and as identified by the Clarke and Simpson 'For Sale' board.

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## 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. Any distances, 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, 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.

May 2025