



Guide Price of £80,000

DESCRIPTION

This offers the opportunity to acquire a parcel of woodland in the village of Denton, Suffolk. The access is down Trunch Hill in Denton which runs right along the eastern boundary. Along the road to the southwestern boundary the land drops away considerably towards the roadside hedge but the northern block has a shallow ditch and hedge between the woodland and the road. To the north and east the woodland neighbours onto grassland with a post and rail barbed wire fence running along the perimeter. However, the purchaser will be liable to erect and maintain a new boundary fence between the woodland and the neighbouring grassland. There is a residential property along the southern boundary. At the top of the incline there is currently a metal gate and stile leading to the grassland but after checking on our online mapping system there seems to be no public rights of way through the woodland and the vender will be removing these. There also seems to not be any covenants or restrictions and it is not currently within any environmental scheme. The soils seemed sandy in nature as shown by the badger sets located to the south of the woodland and is made up of a mixture of tree species varying in ages as well as areas of Hawthorn scrub.

LOCATION

The woodland is located directly off Trunch Hill in Denton, Suffolk.

6.76 ACRES (2.74 HECTARES) OF WOODLAND OFF TRUNCH HILL, DENTON



DIRECTIONS

As you head down the A143 towards Harleston, take the right hand turning at The Dove and take the immediate right hand turning down Denton Low Road. Then take the first turning on the left. Once you reach a T Junction turn left along Denton Road. The woodland is then located along the first road on the right and the gateway is a couple of minutes down the road on the right-hand side.

ENVIRONMENTAL STEWARDSHIP

The land has not been entered into any scheme.

NITRATE VULNERABLE ZONES

The land is within the Nitrate Vulnerable Zone for England and Wales.

ENVIRONMENTAL AUDIT

No audit has been undertaken in respect of the Environmental Protection Act 1990.

SERVICES

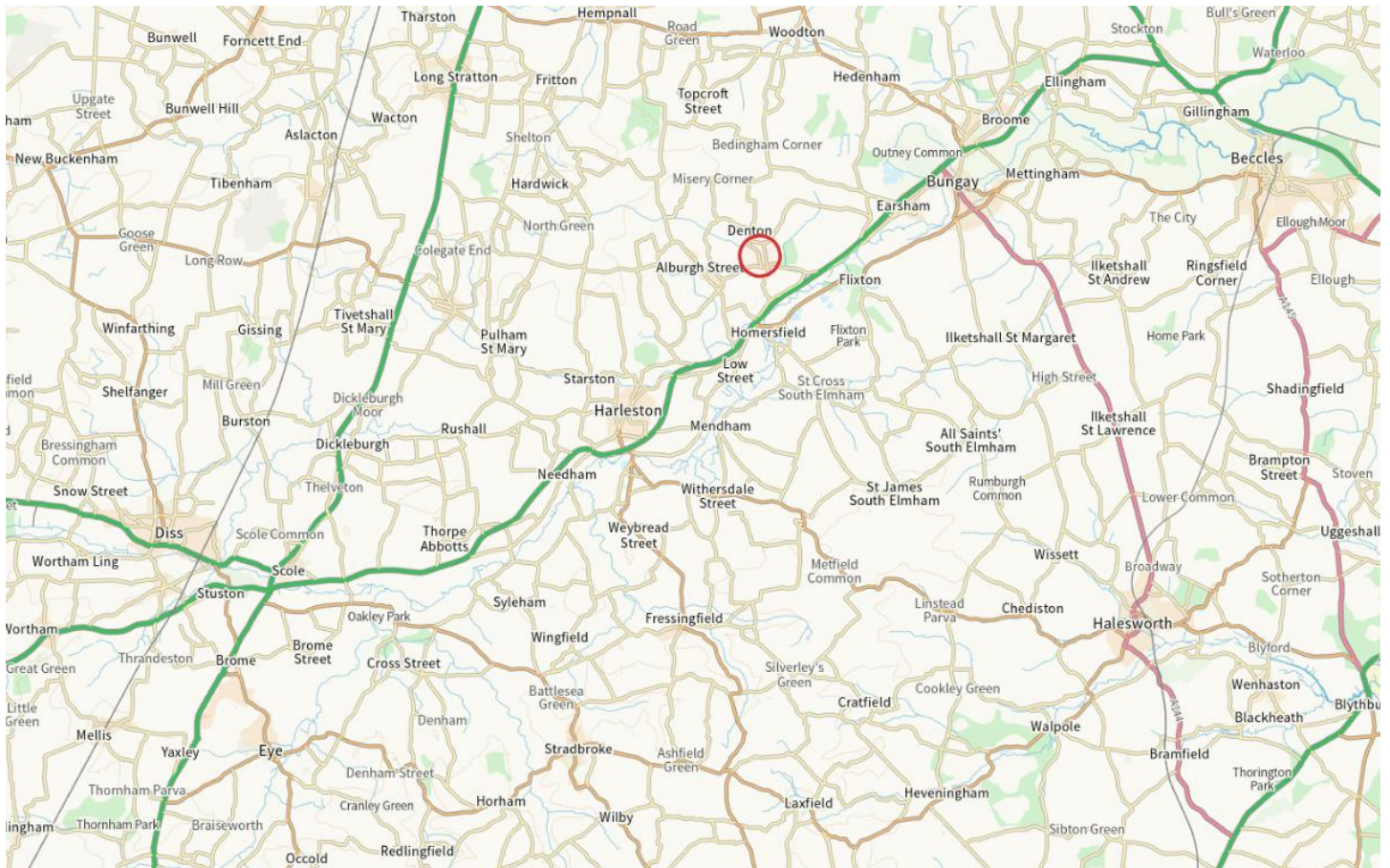
None.

TENURE

Freehold



6.76 ACRES (2.74 HECTARES) OF WOODLAND OFF TRUNCH HILL, DENTON



LOCAL AUTHORITY

Suffolk County Council:

Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX
Tel: 0345 606 6067

SOLICITORS

Callum Morton, Atkins Dellow,
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VIEWINGS

Direct on-site during daylight hours with a copy of these sales particulars in hand.



Contact our Property Auctions team on:

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