

**25.92 ACRES (10.49 HA) OF LAND
AT CHURCH ROAD, RINGSFIELD, NR34 8LF**

DURRANTS
SINCE 1853



LAND AT CHURCH ROAD, RINGSFIELD NR34 8LF

SITUATION

The property is located South of The City on the outskirts of Ringsfield. The land sits adjacent to the adopted highways known as Barsham City Road and Church Road.

DESCRIPTION

The property extends to 25.92ac (10.49ha) of arable land presented in a single enclosure.

There is direct access on both Barsham City Road and Church Road.

TENURE

Freehold.

The land is let under the terms of Farm Business Tenancy 1995 with vacant possession available from 11 October 2025. A copy of the existing tenancy agreement is available by request.

METHOD OF SALE

The land will be sold by Private Treaty. Exchange of contracts to take place within 4 weeks of receipt by the buyers' solicitors of the draft contract. Completion to take place up to 4 weeks thereafter.

GUIDE PRICE

£265,000

VAT

The sellers have elected not to charge VAT on the sale of the land.

ENVIRONMENTAL STEWARSHIP

The land is not entered into any Environmental Stewardship Agreements.

For Sale As a Whole

Harleston 13 miles, Bungay 5 miles, Beccles 3 miles

SOIL TYPE AND LAND GRADE

The soil is shown as Soilscape 18 being a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil.

The land is listed as being Grade 3 on the East Region, 1:250 000 Series Agricultural Land Classification map.



SERVICES

None are connected.

OVERAGE CLAUSE

The land is sold subject to an overage agreement which will be for a term of 21 years with 40% of any uplift in value attributable to any planning permission being retained by the sellers.

BUILDINGS

None are included in the sale.

SCHEDULE OF AREAS

		Description	Total Area (ha)	Total Area (ac)
Field ID	TM4088 0078	Arable Land	25.92	10.49
Total			25.92	10.49

CROPPING HISTORY

Available from the selling agent by request.

BASIC PAYMENT SCHEME

The delinked reference amount will be retained by the vendor.

SPORTING TIMBER AND MINERALS

Included in the sale;

1. Standing timber and minerals subject to the usual statutory limitations.
2. All sporting rights.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and

restrictions whether mentioned in these particulars or not. In particular, the land is crossed by electricity poles.

DIRECTIONS

From Bungay travel East on the B1062 for approximately 4 miles, turn right onto Hall Road, slight left onto Church Road, turn right onto Barsham City Road. The subject land will be on your left.

What3words:

dote.reflector.generals

INGOING VALUATION

Where required, the buyer will purchase the crop on the basis of cultivation costs to CAAV rates, seeds, fertilisers and sprays at cost together with any organic manure spread.

VIEWING

At any reasonable time by prior notification to the Agent with a copy of the sale particulars to hand.

CONTACT DETAILS

Felicity Thornett

Durrants, 32-34 Thoroughfare, Harleston, Norfolk, IP20 9AU

Tel: 01379 646602

Email: felicity.thornett@durrants.com

IMPORTANT NOTICE

Durrants and their clients give notice that:-

No investigations have been made in respect of any matter concerning pollution of the land, air or water and the buyers are responsible for making their own enquiries in this respect.

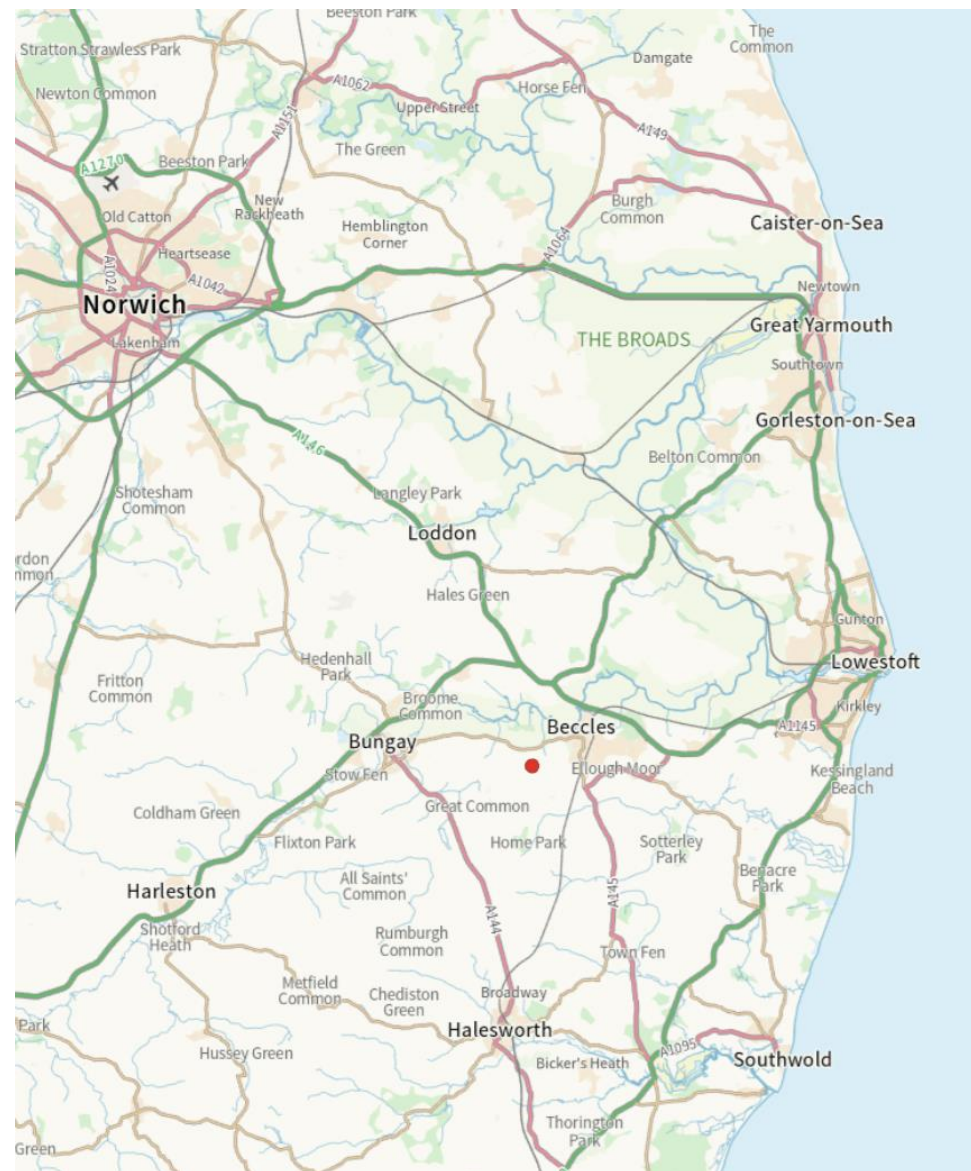
The measurements, distances and areas are given as approximate. These particulars and photographs are provided for guidance only and are not necessarily comprehensive.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No warranties in relation to the property are given either by the agent or on behalf of their client or otherwise.

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

HEALTH AND SAFETY

Given the potential hazards of a working farm we would ask you to be as vigilant as possible when making an inspection for your own safety.



DURRANTS
SINCE 1853

BECCLES
01502 712122
10 New Market
Beccles
Suffolk
NR34 9HA

DISS
01379 642233
Pump Hill House
2b Market Hill
Diss, Norfolk
IP22 4WH

HARLESTON
01379 852217
32-34 Thoroughfare
Harleston
Norfolk
IP20 9AU

SOUTHWOLD
01502 723292
98 High Street
Southwold
Suffolk
IP18 6DP

HALESWORTH
01986 872553
12 Thoroughfare
Halesworth
Suffolk
IP19 8AH

AUCTION ROOMS
01502 713490
The Old School House
Peddars Lane
Beccles, Suffolk
NR34 9UE

MAYFAIR
0870 112 7099
Cathel House
15 Thayer Street
London
W1U 3JT