



Land at Woodside (will split)

Freehold Guide Price £ 200-250,000

Baylham Common | Baylham | Suffolk | IP6 8JU

FINE & COUNTRY

Woodside

A rare opportunity to acquire two parcels of equestrian land extending to approximately 5 acres (STS) set in a unique countryside location with stunning views. Our Client is willing to split the land into two parcels should a prospective purchaser be interested in obtaining either one or both.

The land is currently split as follows -

Left hand parcel (as per our photograph) is split into four plots with four wooden stables on brick bases and the right hand parcel is split into two plots, one being a training paddock, with two wooden stables on brick bases together with a large parking area with storage outbuildings. Power to stable blocks is solar. These are on separate Land Registry Titles. The enclosures are separated by post and rail fencing with electric perimeters in place.

The land is currently used as grazing for horses.

We understand from our Client that this equestrian land cannot be used for business purposes and therefore can only be used as livery for the owner.

An overage agreement in favour of our Client will be put in place on completion.

About The Area

Baylham, situated seven miles from Ipswich Town Centre and rail station, which has direct mainline connection to London with a journey time of 65 minutes. Nearby villages such as Great Blakenham, Claydon and Needham Market offer a wide range of everyday amenities along with independent shops, dentists, doctor's surgery, public houses and restaurants.

Services

Mains water is connected to the property.
Power to stable blocks is solar.

What three words

///scrum.vanished.baker

Viewings

Strictly through the Vendors Sole Agent -
Fine and Country Ipswich - 01473 289700

or out of hours -
Mark Halls - Managing Director - 07770 814748





Fine & Country Woodbridge
28 Church Street, Woodbridge, Suffolk IP12 1DH
01394 446 007 | woodbridge@fineandcountry.com

THE FINE & COUNTRY
FOUNDATION

FIGHTING HOMELESSNESS

If you would like to make a donation to the Fine and Country Foundation, please visit: fineandcountry.com/uk/foundation