

## *For sale by Online Auction*

*A rare opportunity to acquire a parcel of strategic amenity land in Stradbroke.*



### Guide Price

£150,000

Freehold

Ref: W548/H

### Address

Land at Queen Street  
Stradbroke  
Suffolk  
IP21 5HH



A parcel of strategic amenity land extending to approximately 7.71 acres (3.12 ha) with potential for alternative use, subject to planning permission.

**For Sale by Timed Online Auction—8th April 2026**

### Contact Us



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## **Method of Sale**

The property is offered for sale by Unconditional Timed Online Auction on **8th April 2026** and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working days later. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor has prepared an Auction Legal Pack. This will be available to view online and interested parties should register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or the like, please visit the Online Property Auctions section of Clarke and Simpson's website to watch/register/bid.

## **Vendor's Solicitors**

Sparke & Kingsley, 16 Broad Street, Bungay, Suffolk NR35 1EN, attn Clare Gissing, Tel. 01986 891933 email [cgissing@sprakekingsley.co.uk](mailto:cgissing@sprakekingsley.co.uk).

## **Location**

The land is located in the heart of Stradbroke, off Queen Street. The village has a cluster of shops and a primary school. Stradbroke lies midway between Norwich and Ipswich and is 7 miles east of the town of Eye and 9 miles south east of the market town of Diss.

## **Description**

The land extends to approximately 7.71 acres (3.12 ha) and comprises of a small area of permanent grassland and woodland.

The land is bordered by mature hedgerows and trees.

The land is accessed directly off the public highway through the farmyard as indicated on the enclosed plan.

There is a small shed erected on the land which is a temporary building and measures approximately 8.13 sqm. There are no other buildings or structures on the land.

The land is classified as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Map and is of the Beccles 1 (711r) Association. The land is described in detail as being '*slowly permeable seasonally waterlogged fine loamy over clayey soils associated with similar clayey soils*'. The land is shown for identification purposes outlined in red on the enclosed plan.

## **Services**

There are no services connected to the land.

## **Viewings**

At any reasonable time, with particulars in hand, subject to prior notification to the selling agent.

## **Rights of Way, Wayleaves, Easements etc**

A Right of Way is reserved over the track shown green on the sale plan for the benefit of the land being sold. The Right of Way passes through Grove Farm, Stradbroke. Grove Farm currently comprises dilapidated farm buildings with planning permission for redevelopment to residential housing.

There are no footpaths affecting the land .

## **Timber, Sporting and Minerals**

All sporting rights, standing timber and mineral rights (except as reserved by statute or to the Crown) are included within the sale of the freehold.

## **Outgoings**

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

## **Boundaries**

Boundaries are shown for identification purposes only outlined in 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 land is registered with the Land Registry under title SK331934.

## **Overage/Restrictive Covenant**

There are none to be applied to the sale and the property is sold free of encumbrances.

## **Town and Country Planning**

The property is sold subject to any development plans, Tree Preservations Orders, Ancient Monument Orders and Town and Country schedules or other similar matters as may be or come into force.

The land to the north west of this parcel (forming the access road to the public highway) has planning for 42 dwellings and associated garages, change of use and conversion of 2 barns to 2 dwellings, construction of roads, drainage and infrastructure. The entrance will be altered. This application can be viewed on the Mid Suffolk District Council website planning pages, reference DC/21/04377

## **VAT**

Should any sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such VAT shall be payable by the purchaser in addition to the contract price, although it is not anticipated by the seller.

## **Tenure and Possession**

The land is for sale freehold with vacant possession upon completion.

## **NOTES**

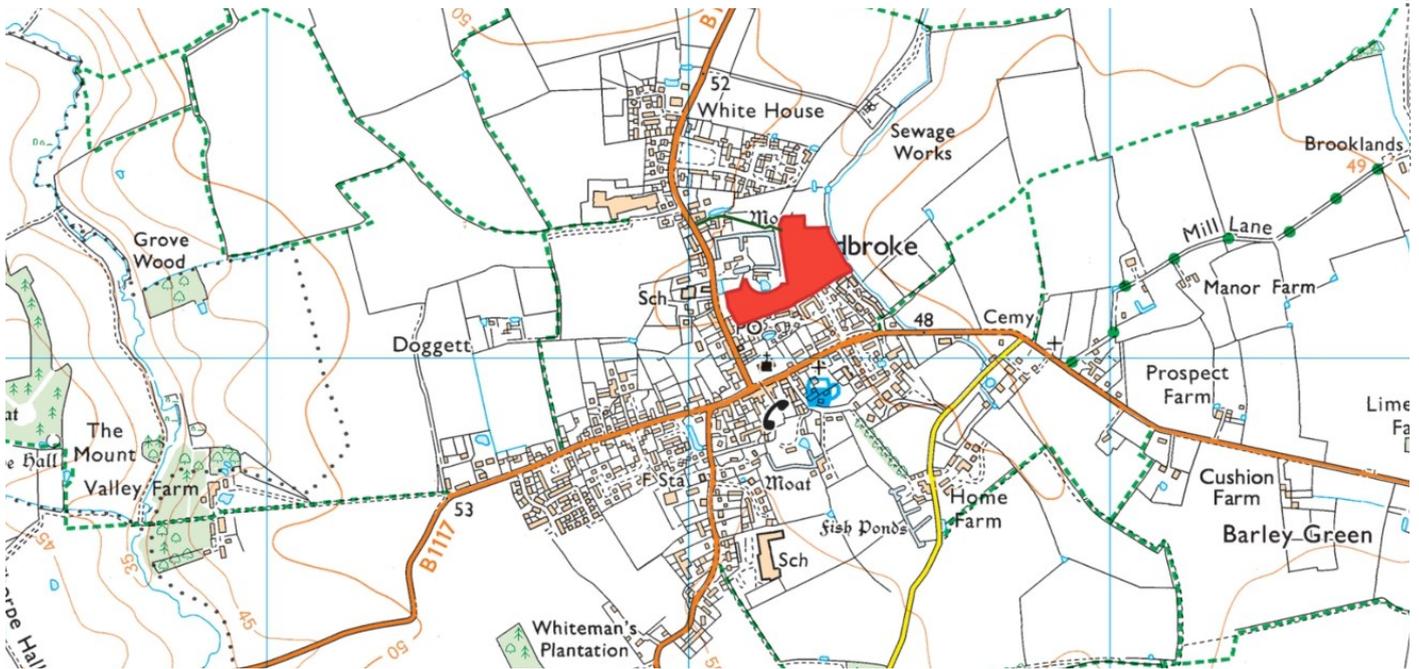
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £1,200 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.



## Directions

Travelling along the A1066, heading east from Diss, take the first exit at the roundabout on to the A143, continue along the A143 until you reach a roundabout, take the second exit. Continue along the A143 until you reach Billingford where there will be a right turn onto Low Road. At the end of this road turn left onto the B1118 and continue along this road until you reach Stradbroke. The land will be on your left hand side as indicated by the Clarke and Simpson For Sale board. The nearest postcode for the property is IP21 5HH.

For those using the What3Words app: [///parks.comedians.contacts](http://parks.comedians.contacts)



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