

An exciting opportunity to purchase an attractive equestrian facility, extending to 13.18 acres (5.33 hectares) lying in the picturesque village of Clopton, near Woodbridge and Ipswich.



Guide Price

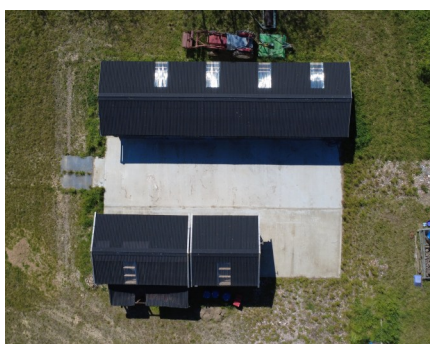
£275,000

Freehold

Ref: C1585

Address

Land and Stables
adjoining Shop Road
Clopton,
Suffolk
IP13 6QP



Freehold with vacant possession.

Available as a whole or in two lots

Lot 1 - 8.13 acres (3.29 ha) - Guide Price £200,000

Lot 2 - 5.05 acres (2.04 ha) - Guide Price £75,000

As a whole - Guide Price £275,000

Contact Us



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And at The London Office
40 St James' Place
London SW1A 1NS

Introduction

The land at Shop Road extends to approximately 13.18 acres (5.33 hectares) and comprises a well equipped equestrian yard spread across two fields. The property enjoys a wonderful rural location along a no through road, on the outskirts of Clopton.

Location

The property is located along Shop Road on the outskirts of Clopton. Whilst in a very pleasant rural location, the land is well placed for access to Ipswich (nine miles), Woodbridge (seven miles) and Framlingham (eight miles). The neighbouring village of Otley has a well regarded 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.

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

Birketts Solicitors, Providence House, 141-145 Princes Street, Ipswich, IP1 1QJ Tel: 01473 299104. Contact: Iona Chisholm Email: iona-chisholm@birketts.co.uk

Local Authority

East Suffolk Council. East Suffolk House, Station Rd, Melton, Woodbridge IP12 1RT. Telephone: 0333 016 2000. Email: customerservices@east Suffolk.gov.uk

Description

The property occupies an attractive rural position along Shop Road in Clopton, Suffolk, with convenient access to the surrounding countryside and nearby amenities. It comprises a well maintained equestrian facility extending in total to approximately 13.18 acres (5.33 hectares), arranged across two parcels of grassland, creating a balanced and practical layout for equine management.

The land is offered for sale in two lots and is shown for identification purposes on the enclosed plan.

Lot 1 - Equine Facility - Extending to 8.13 acres (3.29 ha).

In recent years, the property has undergone significant improvement transforming it into a private equestrian facility. Lot 1 comprises a range of six purpose built stables have been constructed on a concrete base, accompanied by two tack rooms that provide ample storage and practical working space. A high quality, full size 60 metres x 20 metres silica sand manège offers an excellent all weather riding surface, enabling year round schooling and exercise. Recent drainage works have further enhanced the usability of the land all year round. A new mains water connection enters the property providing reliable supply across the holding. Solar lighting has been installed to improve visibility and security around the stable area. The land is enclosed with equestrian grade perimeter fencing, with additional post and wire divisions creating a series of individual paddocks suitable for multiple horses.

Access to the land is provided by a gated entrance directly off Shop Road onto an area of hardstanding allowing sufficient space for horseboxes and trailers to turn safely and allows for year round use. The land is generally flat in topography. Planning permission for the stables and associated equestrian use was granted in February 2025, with the consent confirming the site is for private recreational equestrian purposes only.



Lot 2 - Grassland - Extending to 5.05 acres (2.04 ha).

Lying to the south of Lot 1 lies an area of grassland which is shown hatched blue on the enclosed plan. The parcel benefits from a gated entrance directly off Shop Road. The land is flat in topography and the boundaries are well defined by livestock fencing and a mixture of mature trees and hedgerows. A drainage ditch runs along the northern boundary of Lot 2 providing water drainage in wetter months. The land is mostly rectangular in shape and adjoins a residential property on the western boundary.

The land was previously within an arable rotation and is shown as Grade 3 on the Agricultural Land Classification map for England, the soil type is described as “Lime-rich loamy and clayey soils with impeded drainage” on the NATMAP Soilscales Plan for Scotland and England. For the past 4 years the land has been used as grazing for equine purposes.

The land is being sold freehold with vacant possession upon completion.



Viewings

At any reasonable time, with particulars in hand, by arrangement with the Agents first.

Rights of Way, Wayleaves, Easements Etc.

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 no public rights of way located on the land.

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

All boundaries shall be as previously and the Vendor shall not be required to define the same. These are shown for identification purposes only outlined red on the attached plan. Purchasers should satisfy themselves with regard to these as no error, omission or misstatements 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 Number SK427640.

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 supplier 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 being sold freehold with vacant possession upon completion.

Services

The land benefits from a mains water connection, currently serving the entire property. This connection is located within Lot 1. No other services are connected.

Lotting and Cross Rights

If the Property is sold in two Lots, there may be reserved rights agreed to benefit each Lot and to ensure that continued access, maintenance and supply of services across the Property. Further details of these rights can be obtained from the Agents.





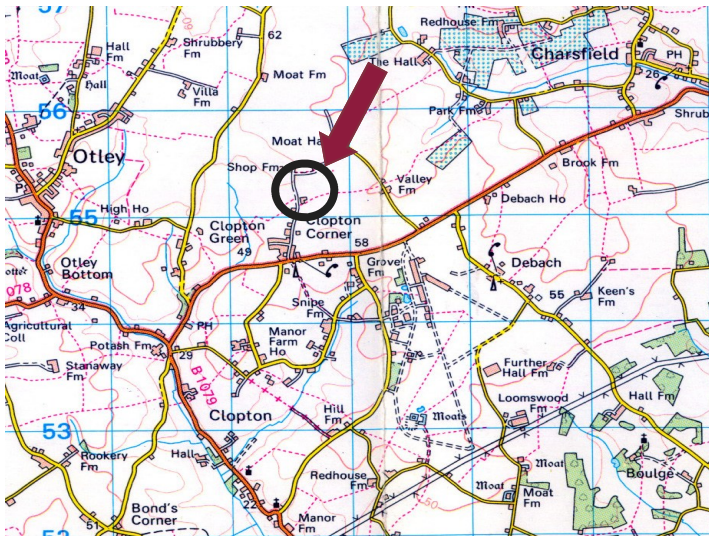


NOTES

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.

July 2026



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 Shop Road is the second road on the left after approximately three quarters of a mile. Continue along Shop Road and the land will be on the right and left, as identified by Clarke & Simpson 'For Sale' boards.

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