

*An exciting opportunity to purchase an area of grassland/amenity land, extending to 13.92 acres (5.63 hectares) located on the outskirts of the popular village of Grundisburgh.*



#### Guide Price

£140,000

Freehold

Ref: C906(B)

#### Address

Land Adjoining  
Stoney Road &  
Gull Lane  
Grundisburgh  
Woodbridge  
IP13 6RG



For sale freehold with vacant possession.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## **Introduction**

The land, which adjoins Stoney Road and Gull Lane, Grundisburgh, extends to approximately 13.92 acres (5.63 hectares). The property provides purchasers with the opportunity to acquire an area of grassland in a convenient location, just north of Ipswich, and west of the desirable market town of Woodbridge.

## **Method of Sale**

We are instructed to offer the land by private treaty, inviting offers for the land, with the intention of achieving exchange of contracts as soon as possible with completion expected to take place four weeks thereafter.

A deposit of 10% of the purchase price will be payable on exchange of contracts. The land is for sale freehold, with vacant possession being given upon completion.

## **Vendor's Solicitors**

Barker Gotelee. 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk, IP5 3RF. Telephone: 01473 611211. Contact Name: Sam Read. Email: Sam.Read@barkergotelee.co.uk

## **Location**

The land is situated in a pleasant elevated rural location on the outskirts of the popular village of Grundisburgh.

Grundisburgh, which has a village store, public house and primary school, is situated only four miles from Woodbridge and approximately six miles from the County Town of Ipswich. The Heritage Coast lies within 12 miles with popular centres such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold all within easy reach.

## **Description**

The land comprises an area of grassland, bordered predominantly by mature trees and hedgerows and with the benefit of road frontage on two sides. There is an access gate directly onto Gull Lane on the western boundary. In total, the land extends to approximately 13.92 acres (5.63 hectares) and is shown for identification purposes outlined red on the enclosed plan.

The land benefits from a gentle north-to-south gradient and has a history of use for livestock grazing—predominantly sheep. Well-defined boundaries are established with livestock fencing, offering immediate suitability for agricultural use.

Mature trees and hedgerows along the northern and western boundaries provide excellent natural shelter and shade. The land is classified as a mixture of Grade 2 and Grade 3 on the Defra 1:250,000 Agricultural Land Classification Map. According to the Soil Indices of England and Wales, the soil comprises lime-rich loamy and clayey textures—well suited to sustaining healthy, productive pasture. There are no buildings on the land.

## **Services**

There are no services connected to the land, but mains water and electricity are connected to the residential properties that border the field.

## **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 is two electricity pylons situated on the land, the payment of which has previously been capitalised. There are no public rights of way across the land.

## **Timber, Sporting and Minerals**

All sporting, standing timber and minerals are included in the sale of the freehold.

## **Outgoings**

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

## **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 has the benefit of being registered with the Land Registry under Title Number SK148716.

## **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.

## **Tenure and Possession**

The land will be sold freehold with vacant possession given upon completion.

## **Environmental Stewardship Scheme**

The land is not within an Environmental Stewardship Scheme and there are no Sustainable Farming Incentives (SFI).

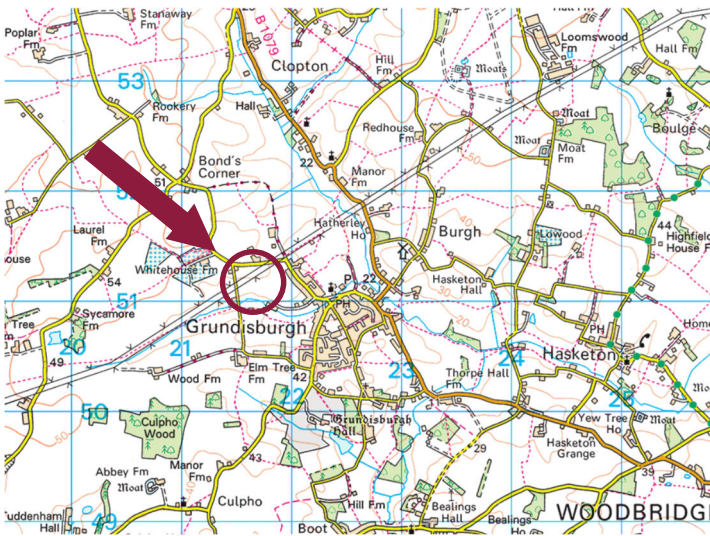


## **NOTES**

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 Woodbridge bypass, take the B1079 (adjacent to Wyvale Garden Centre) and continue on this road through to Grundisburgh turning left into the village centre. Passing the village shop and public house, take the first turning right into Stoney Road. Follow Stoney Road for approximately half a mile and the land will be on your left, as identified by the Clarke & Simpson For-Sale board.

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