

A versatile parcel of grassland extending to 2.20 acres (0.89 ha) located on the outskirts of the popular town of Southwold.



Guide Price

£50,000
Freehold

Ref: W646/W

Address

Land at
Blyth Road
Southwold
Suffolk
IP18 6AZ



Available for sale as a whole.

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

Method of Sale

We have been instructed to offer the property for sale by private treaty inviting offers for the whole with the intention of achieving exchange of contracts as soon as possible with completion by agreement. A deposit of 10% of the purchase price will be payable on exchange of contracts.

Vendor's Solicitors

Mantins Solicitors and Notaries, 23A High Street, Southwold, Suffolk IP18 6AD, attn Katherine Hopkins, Tel. 01502 724750, email Katherine@mantins.co.uk.

Location

The land is situated approximately one mile west of the town of Southwold and one mile south of the popular village of Reydon. Southwold is a seaside town offering a wide range of amenities and is within an Area of Outstanding Natural Beauty.

Description

The land extends in total to approximately 2.20 acres (0.89 ha) and comprises a parcel of permanent grassland. It is enclosed by mature hedging and trees, with Buss Creek forming the northern boundary, bordered by dense reeds. The eastern, southern and western boundaries benefit from well established fencing.

Access is available from a track to the west of the parcel, which connects to Blyth Road. A secondary access leads directly from Blyth Road, although this entrance has not been used for some time.

There are two buildings situated on the land. Power cables run north to south across the parcel, with a single telegraph pole located within the boundary.

The land lies within Flood Zone 3, indicating a high probability of flooding. It is classified as Grade 4 on the DEFRA 1:250,000 Agricultural Land Classification Map and falls within the Newport 4 (551g) Soil Association, described as 'deep, well drained sandy soils, with some very acid profiles and a risk of wind erosion.'

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. Please contact Darcey Wilson on dwilson@clarkeandsimpson.co.uk. We ask that you be as vigilant as possible for your own personal safety when making an inspection of the property.

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.

Timber, Sporting and Minerals

All standing timber 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 outgoing 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 under title SK216558.

Covenant

There is a covenant on the land whereby the owner of the property must keep the river wall bordering the land in a good, proper and sufficient state of repair to the satisfaction of the council's surveyor and must also maintain the same at the same height as the walls on either side thereof, making it sufficient to withstand the overflowing of the river. The covenant also stipulates that the owner must properly bottom the ditch between the marsh and river wall and pay half the cost incurred by the council in cutting, drawing and bottoming the ditches on the east and west sides of the land.

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.

There are two small buildings situated on the land shaded purple on the plan. The track to the west of the land is owned by Suffolk County Council. It is assumed that a right of way has been reserved at all times for all purposes.

There is a footpath located to the north of the land, adjacent to Buss Creek.

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 offered for sale freehold with vacant possession upon completion.



NOTES

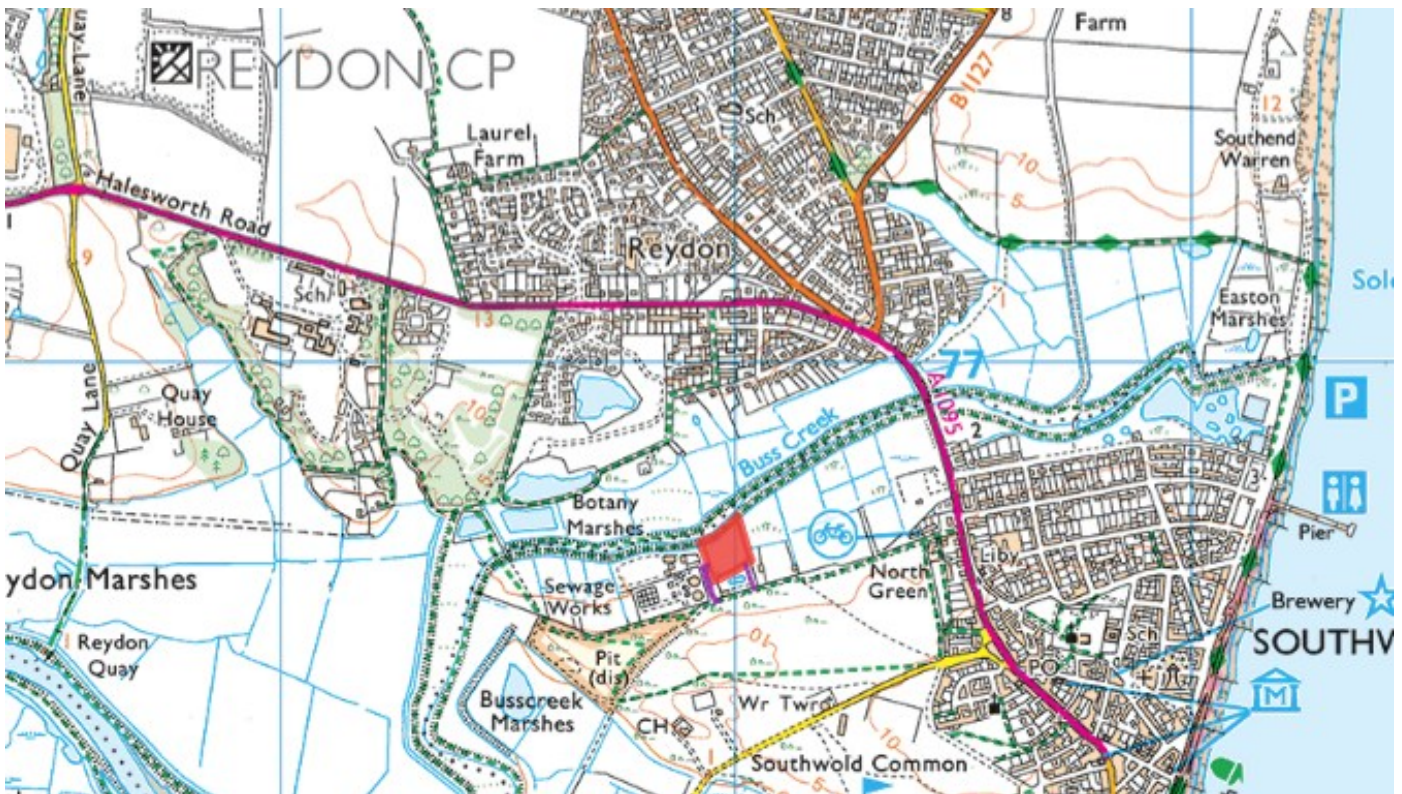
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.

Directions

Travelling north on the A12, continue through Blythburgh and turn right onto the A1095, Halesworth Road heading towards Southwold and Reydon. Continue through Reydon until you reach Blyth Road, located on the right hand side, this is a narrow land with several passing places. After approximately 400 yards there is a track on your right hand side, this is not signed posted but is indicated by a Clarke and Simpson For Sale Board. The nearest postcode is IP18 6AZ.

For those using the What3Words app: [///message.rebounder.kettles](https://www.what3words.com/#!/message/rebounder.kettles)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.

