

For Sale by Online Auction

An exciting opportunity to purchase an area of grassland/amenity land, extending to approximately 2.44 acres (0.99 hectares) located on the outskirts of Martlesham, near Woodbridge. Please note the land has pedestrian access only.



Offers in Excess of

£15,000

Freehold

Ref: C1573

Address

Land Adjoining Brock
Lane
Martlesham
Ipswich
IP13 6LL



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

For Sale By Timed Online Auction - 28th April 2026

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **28th 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 on **26th May 2026**. For details of how to bid please read our Online Auction Buying Guide. The seller'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 alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Birketts LLP, Kingfisher House, 1 Gilders Way, Norwich NR3 1UB ; Email: chris-coupland@birketts.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The property is located in the popular village of Old Martlesham in an accessible location between Martlesham Heath and the historic market town of Woodbridge. Old Martlesham itself benefits from a well regarded pub, The Red Lion, a pretty church and a recently re-opened garage with convenience store attached. A short distance to the south-west is Martlesham Heath which offers a good choice of shopping facilities.

The historic market town of Woodbridge, which is based on the banks of the River Deben, offers a further choice of shopping and recreational facilities, as well as schooling in the state and private sectors. Woodbridge also benefits from rail links to Ipswich, where journey times to London's Liverpool Street station take just over the hour. The Heritage Coast, with popular destinations such as Aldeburgh, Thorpeness and Southwold.

Description

The land comprises an area of grassland, predominantly bordered by a mature hedgerow and adjoins the A12 on the northern boundary with access given from Brock Lane, Old Martlesham. The access is pedestrian only and no vehicles are permitted to use Brock Lane. In total, the land extends to approximately 2.44 acres (0.99 hectares) and is shown for identification purposes outlined red on the enclosed plan.

The area gently slopes in topography from the west to the east and the land is shown as Grade 4 on the Defra 1:250,000 Series Agricultural Land Classification Map. The land currently forms part of the Scottish Power East Anglia Three project where new electricity cables have been placed beneath the surface. Further information can be found using this link: <https://www.scottishpowerrenewables.com/offshore/east-anglia/east-anglia-three/east-anglia-three-project-activity>. It should be noted that Scottish Power continue to have ongoing access rights and the property will remain burdened by the rights and obligations arising from the title documents and the presence of underground electric lines crossing the property. There is also two overhead electricity poles on the land running parallel with the eastern boundary and there are no buildings on the land.

Viewings

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

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 footpaths on the land. Access was previously granted in connection with the East Anglia Three Offshore Wind Farm by ScottishPower Renewables. No access is currently being exercised and none is anticipated; however the land is yet to be handed back formally.

Services

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

Timber, Sporting and Minerals

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

Note to Interested Parties

Please read and absorb the agents notes listed towards the end of these particulars.

Local Authority

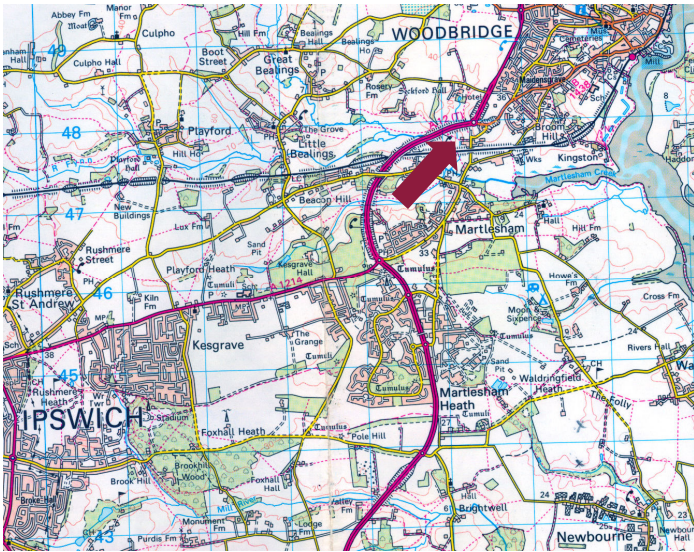
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.



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.

March 2026



Directions

Proceeding in a southerly direction on the A12 at Woodbridge, continue towards Martlesham. At the roundabout turn left onto the B1438 where signposted to Martlesham and Woodbridge. At the next mini roundabout turn right, where signposted towards Martlesham and Little Bealings. Brock Lane is located on the western side of the road and the land can be found approximately 100 metres down this lane.

For those using the What3Words app:
///hiring.recovery.turned



Need to sell or buy furniture?

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