BROOKS LENEY

FOR SALE

LAND OFF PAPER MILL LANE, BRAMFORD, IPSWICH

EXTENDING TO 38.09 ACRES (15.41 HECTARES)

Guide Price: £300,000

Available as a whole

01473 831531

www.brooksleney.co.uk

LOCATION:

The land is located in Bramford approximately 2 miles from the Ipswich Town Centre. The land itself abuts Paper Mill Lane, with easy connections to the A14 being only 1.5 miles from Claydon.

Title Number: SK247454
W3W///signal.exist.breath
Nearest Postcode: IP8 4BX

DESCRIPTION:

The land extends to approximately 38.09 acres (15.41 hectares) and comprises a mix of agricultural and environmental land uses, including approximately 19.79 acres (8.01 hectares) of arable land, 5.18 acres (2.10 hectares) of permanent grassland, 6.70 acres (2.71 hectares) of woodland, 6.10 acres of fallow land and 0.32 acres of tracks and access ways.

The land enjoys an attractive rural setting with extensive frontage to Paper Mill Lane, providing direct access into field 8242. The property is bordered by a mixture of neighbouring woodland, productive agricultural land and residential properties, whilst also benefiting from the proximity to the A14, offering excellent connectivity to the wider road network.

Access is available directly off Paper Mill Lane and the property further benefits from a right of way over adjoining land shown hatched brown on the accompanying plan, providing additional access and operational flexibility.

The arable land has been managed with a conventional cropping rotation, with previous cropping details below:

2026	2025	2024	2023	2022	2021
Fallow	Spring Barley	Potatoes	Spring Barley	Sugar Beet	Spring Barley

According to the DEFRA Agricultural Land Classification, the majority of the land is classified as Grade 4, with an area of Grade 3 land situated within the eastern part of the holding. The soils are described as freely draining, slightly acidic loamy soils, capable of supporting a range of both spring and autumn-sown crops. Under grass, the soils provide a long grazing season, while the free-draining nature of the land helps reduce the risk of compaction and soil damage from livestock and agricultural machinery, enhancing its agricultural versatility.

The combination of productive farmland, established woodland, grassland and fallow areas creates a diverse holding with potential for agricultural, environmental and amenity uses, subject to the necessary consents.

BASIC PAYMENT SCHEME, COUNTRYSIDE STEWARDSHIP & SUSTAINABLE FARMING INCENTIVE:

No Basic Payment Scheme (BPS) entitlements are included within the sale. All rights to any future delinked payments will be retained by the Vendor.

The land is not currently subject to any Countryside Stewardship (CS) or Sustainable Farming Incentive (SFI) agreements, offering purchasers the flexibility to enter future environmental or land management schemes, subject to eligibility and the requirements of the relevant authorities.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:

The land is crossed by a public footpath, 2 lines of 400kv pylons, a high-pressure gas main and overhead 11kv conductors.

The land is offered for sale and will be conveyed with the benefit and subject to all covenants, rights of way (whether private or public), water, drainage, sewage, wayleaves and other easements, if any, subject to all outgoings or charged connected with or chargeable upon the land whether mentioned herein or not.

The property shall benefit from a new right of access should the owner of the adjoining land obtain planning permission for a new entrance onto Paper Mill Lane via their property.

The adjoining landowner has an obligation to build a new agricultural access into the arable land between the points marked A & B on the Sale Plan.

Further information is available from the Selling Agent.

DESIGNATIONS & HISTORIC MATTERS:

- The entirety of the holding lies within a Nitrate Vulnerable Zone (NVZ).
- A small area of the property falls within the boundary of a historic landfill site.

Prospective purchasers should satisfy themselves as to any implications arising from these designations.

SPORTING, MINERAL AND TIMBER RIGHTS:

So far as they are owned by the Vendor, all sporting, mineral and timber rights are included within the sale.

TENURE & POSSESSION

The property is offered freehold and will be sold with the benefit of Vacant Possession on completion, ensuring immediate availability to the successful purchaser.

LOCAL AUTHORITY

The property falls within the administrative area of Mid Suffolk District Council, the local planning authority responsible for determining planning applications, enforcement matters and local development policies affecting the land.

Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

OVERAGE:

The property is sold subject to a 25-year overage provision in favour of the Vendor. The Vendor will be entitled to 25% of any uplift in value arising from the grant or implementation of planning permission, permitted development rights, or any other consent for residential or commercial development over the area hatched blue on the plan.

The overage payment will become due on the earlier of:

1. The sale or disposal of all or part of the land with the benefit of planning permission or permitted development rights for residential or commercial use; or
2. The commencement of development.

Further details of the overage provisions are available from the Selling Agent.

BL
BROOKS LENEY

BL
BROOKS LENEY

BL
BROOKS LENEY

BL
BROOKS LENEY

METHOD OF SALE:

The property is offered for sale as a whole by Private Treaty.

VAT:

It is not expected that VAT will be charged on the sale but should the sale of the property or any Rights attached to it be deemed chargeable for the purposes of VAT, this will be payable in addition to the sale price

PLANS, AREAS AND SCHEDULES:

These are based on the Ordnance Survey and are for identification purposes only. The Purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle any party to compensation. All Plans are for identification purposes only and in the event of any discrepancies between the Plans and any area, schedule, or the Land Registry, then the Land Registry shall prevail.

IMPORTANT NOTES:

The Purchaser shall be deemed to have full knowledge of the boundaries of the property and the ownerships thereof. The property is sold subject to any development plans, tree preservation orders, Ancient Monument Orders, Town Planning Schedules and resolutions that may or may not come into force. Any plans are deemed to be representative of the property, but no assumption should be made in respect of any parts of the property.

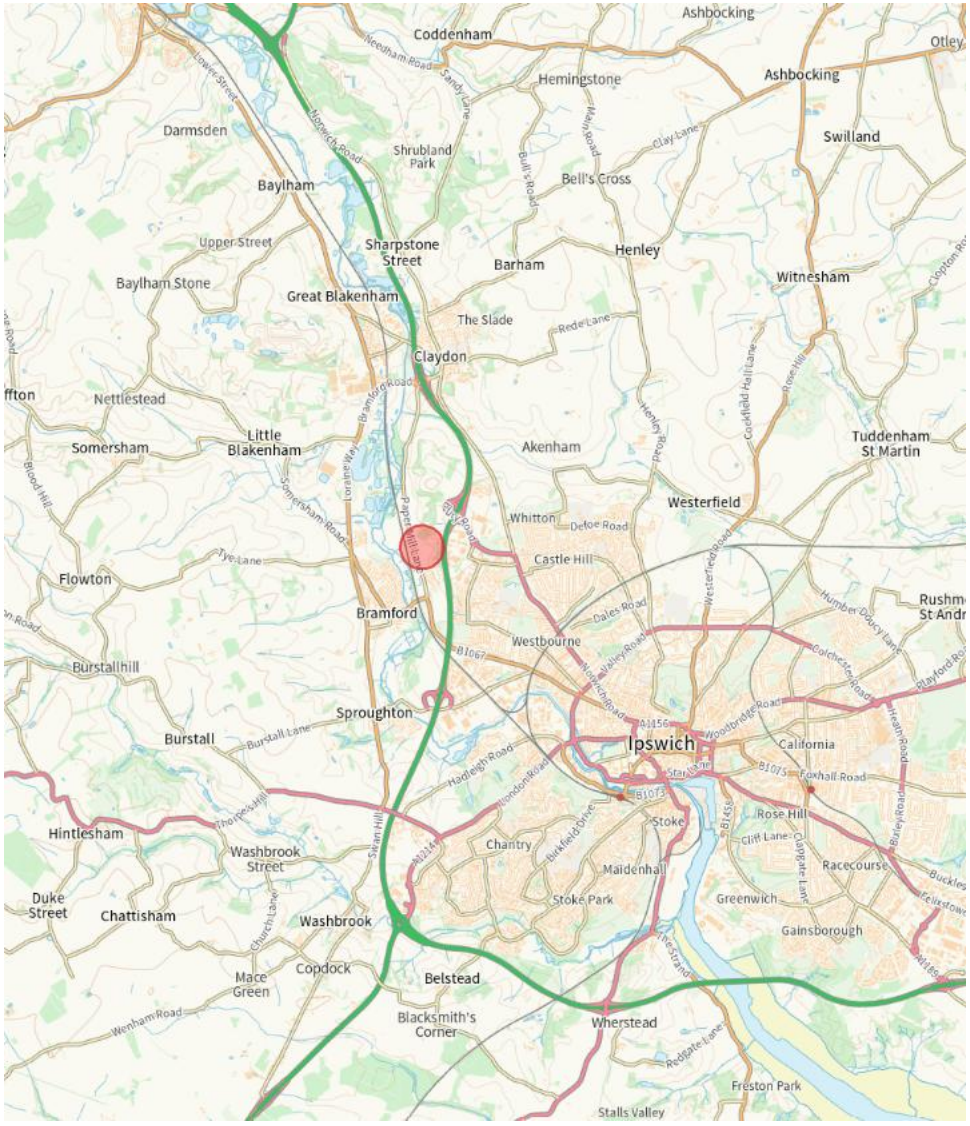
VIEWINGS:

Strictly by appointment with the selling agents. Viewings should be undertaken during daylight hours and prospective purchasers are advised to carry a copy of these particulars with them. Viewers enter the property entirely at their own risk.

SELLING AGENTS:

Daniel Squirrell
Tel: 01473 831531
Email: dts@brooksleney.co.uk

Chris Leney
Tel: 01473 831531
Email: cjl@brooksleney.co.uk



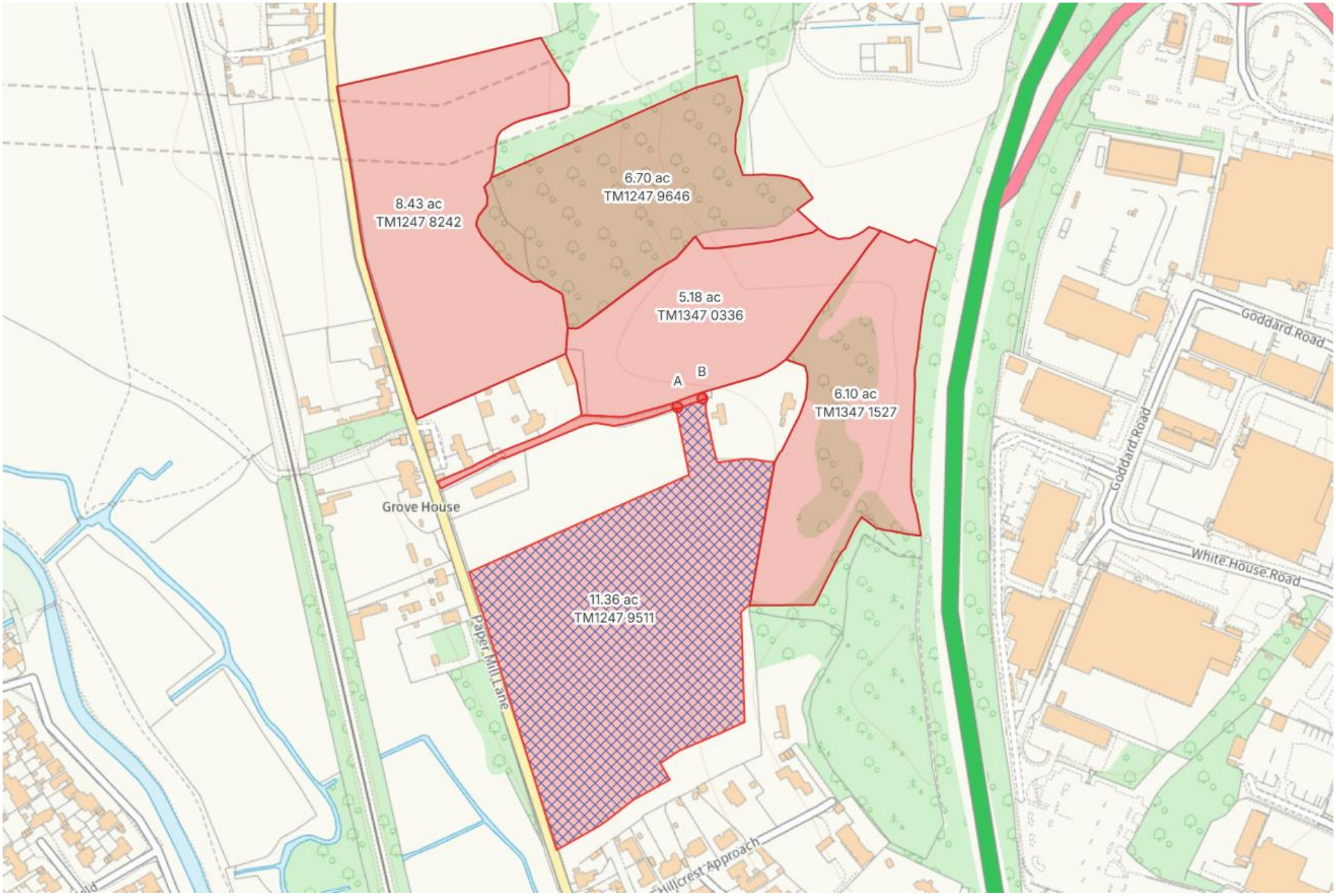
Not to Scale

Agents' Notes

Brooks Leney for themselves and for the sellers of this property, whose agents they are, give notice that: -

1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No member or person in the employment of Brooks Leney has any authority to make or give any representation or warranty whatever in relation to this property.

Land off Paper Mill Lane, Bramford



Not to Scale

BROOKS LENEY

www.brooksleney.co.uk
ipswich@brooksleney.co.uk
Tel: 01473 831531