

An exciting opportunity to purchase an area of grassland/ amenity land, extending to 11.86 acres (4.80 hectares) located on the outskirts of the village of Bedingfield near Debenham.



Guide Price

£140,000

Freehold

Ref: C926(C)

Address

Land adjoining Bucks
Green
Bedingfield
Eye
IP23 7LG



Available for sale as a whole.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

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email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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

Introduction

The land extends to approximately 11.86 acres (4.80 hectares) and provides purchasers with the opportunity to acquire an area of grassland on the outskirts of the rural village of Bedingfield, near Eye.

Method of Sale

We have been instructed to offer the property for sale by private treaty inviting offers with the intention of achieving exchange of contracts as soon as possible with completion four weeks thereafter or sooner by agreement.

It is expected that the purchaser/s will be required to sign an 'Exclusivity Agreement' with a 5% 'Exclusivity Fee' being paid to and held by the Vendor's solicitor. A copy of the draft 'Exclusivity Agreement' is available from the Agent.

Vendor's Solicitors

Birketts LLP. Providence House, 141-145 Princes Street, Ipswich, IP1 1QJ
Tel: 01473 406375. Contact: James Dinwiddy. Email: James-Dinwiddy@birketts.co.uk.

Location

The land is situated in an attractive and peaceful location on the outskirts of the rural village of Bedingfield, Mid Suffolk. It lies approximately three miles from the well served village of Debenham, which offers a good range of amenities including a primary school, secondary school, doctor's surgery, post office, greengrocers, leisure centre, butchers, veterinary clinic, public houses a small supermarket. The popular market towns of Framlingham and Eye are also within easy reach, providing further services.

Description

The land comprises a parcel of formally arable but now grassland extending to 11.86 acres (4.80 hectares), as shown for identification purposes outlined red on the enclosed plan. The land is well defined and is bordered by established hedgerows and mature trees. Access is off Bucks Green Road.

The land is classified as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Map. The land is classified as chalky till land, which is described as fine loamy over clayey soils.

Services

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

Viewings

At any reasonable time, with particulars in hand, subject to prior notification to the selling agent.

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 known rights of way over 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 outgoings 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 has the benefit of being registered with the Land Registry and forms part of Title Number SK270196.

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.

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 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).

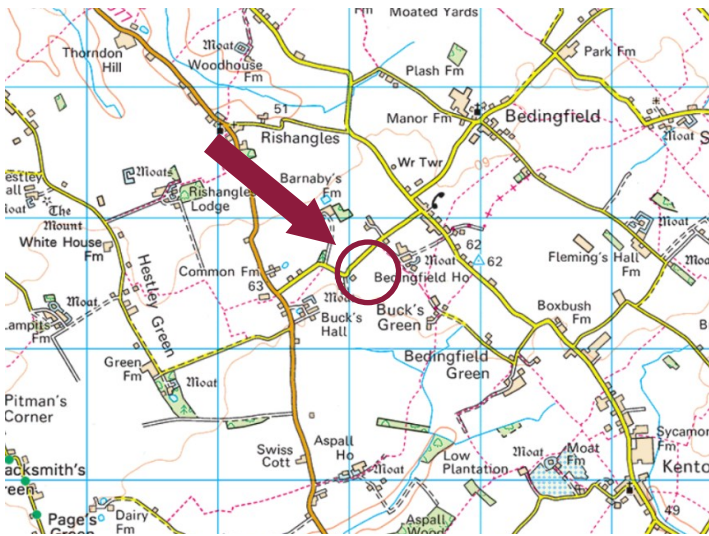


NOTES

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.

May 2026



Directions

From Debenham, follow Aspell Road for approximately four miles. Turn right shortly after Buck's Hall towards Bedingfield village. After approximately half a mile, the land will be on the right hand side as identified by the Clarke & Simpson "For Sale" board.

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