

An attractive and productive block of arable land extending to 49.65 acres (20.09 hectares), situated in the picturesque village of Linstead, near Halesworth in Mid Suffolk



Guide Price

£360,000

Freehold

Ref: C1588

Address

Land at Chapel Farm
Linstead
Halesworth
Suffolk
IP19 0AB



For sale as a whole, with vacant possession.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

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email@clarkeandsimpson.co.uk
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And at The London Office
40 St James' Place
London SW1A 1NS

Introduction

The land extends to approximately 50.00 acres (20.00 hectares) and comprises a productive block of arable land located in a rural location on the outskirts of the village of Linstead, close to the desirable town of Halesworth.

Method of Sale

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

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

Vendor's Solicitor

The seller's solicitor is Norton Peskett, 52 Thoroughfare, Halesworth IP19 8AR. For the attention of: Ethan Marchant; email: e-marchant@nortonpeskett.co.uk Tel: 01986 835632.

Location

The land is situated in a rural yet convenient location in the rural of Linstead Parva. Linstead Parva is just four miles from the market town of Halesworth which benefits from a variety of day-to-day shops and services. There is a primary school, library, doctors surgery, Co-operative supermarket and numerous cafes, pubs and restaurants. The town also benefits from The Cut; a centre for arts in the community which offers music, theatre, dance, comedy, cinema, workshops and art exhibitions to the local area. Halesworth is also well served with transport connections, having a railway station with services via Ipswich to London's Liverpool Street station. To the east lies the Heritage Coast which is renowned for its wide variety of leisure opportunities, including the well regarded seaside resort of Southwold (13 miles), historic Dunwich and the RSPB sanctuary at Minsmere. Snape, home of the Aldeburgh Festival, is approximately 15 miles away and offers a variety of shops, cafes and art galleries.

Description

The property comprises three productive arable fields, extending in all, to approximately 49.65 acres (20.09 hectares), as shown for identification purposes outlined red on the enclosed plan. The land is separated by a minor public highway with the smaller parcel lying to the west, and the large fields to the east. The smaller field extends to 9.45 acres (3.83 ha) and the two larger fields extend in total 40.20 acres (16.27 ha).

The land has historically been farmed to a high standard and the cropping has typically been under a white straw rotation of wheat, barley, oil seed rape and beans. The land is gently sloped from the north to the south, and is classified as Grade 3 under the DEFRA 1:250,000 Land Classification Map. The soil type is described as 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils', ideally suited to arable rotations. The boundaries are well defined by a mixture of mature trees and hedgerows.

The land is well drained and copies of the drainage plans are available for inspection with the Agent. There are two electricity poles located on the smaller parcel, supporting the overhead electricity transmission.

Viewings

At any reasonable time, with particulars in hand, by prior 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 known public rights of way affecting the property.

Timber, Sporting and Minerals

All sporting rights, standing timber and mineral rights (except as reserved by statute or to the Crown), in so far as they are owned, are included in the sale of the freehold.

Environmental Stewardship Scheme

The land is not currently within an Environmental Stewardship Scheme.

Boundaries

The vendor shall not be required to define any further boundaries on the ground. These are shown for identification purposes only outlined 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 property is currently pending first registration with the Land Registry.

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.

Outgoings & VAT

The land is sold subject to any drainage rates and other outgoing that may be relevant. Should any sale of the land, or any right attached to it, become a chargeable supply for the purpose of VAT, such VAT shall be payable by the purchaser in addition to the contract price.

Tenure and Possession

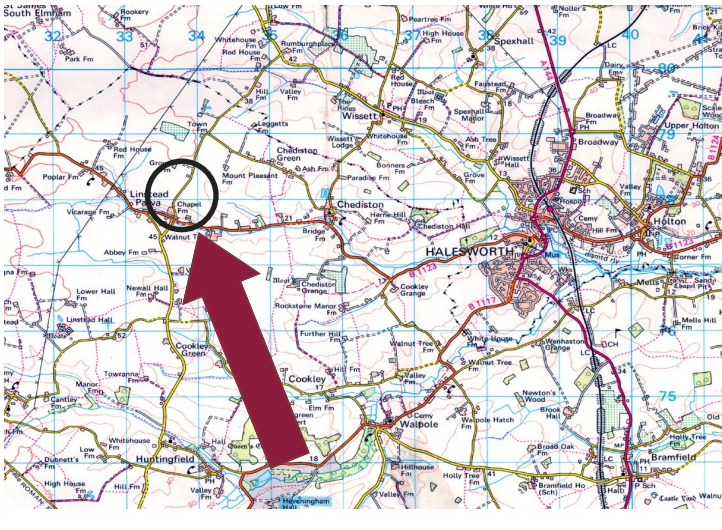
The land is being sold freehold with vacant possession.



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.

September 2026



Directions

From Halesworth proceed in a westerly direction on the B1123 towards Chediston. Proceed through Chediston into Linstead Parva and turn right next to the St Margaret of Antioch Linstead Parva. Continue down the road for approximately 300 metres, the land will be found on both sides of the road.

For those using the What3Words app:
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