

FOR SALE BY FORMAL TENDER

An attractive parcel of permanent pasture extending to approximately 4.81 acres (1.94 ha) in Cretingham



Guide Price

£85,000
Freehold

Ref: W462A/W

Address

Land at
The Street
Cretingham
Suffolk
IP13 7BJ



For sale by Formal Tender
Offers to be submitted by midday on 10th June 2026

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

The property is offered for sale by Formal Tender, inviting offers to be submitted via a Formal Tender Form by midday on Wednesday 10th June 2026. A deposit cheque or BACS payment equivalent to 10% of your offer will be required upon acceptance of your Tender. Whilst the Vendor is not obliged to accept the highest or any offer, if one of the offers is accepted, the agents will countersign the Tender and Memorandum of Sale whereby there will be a legally binding agreement with exchange of contracts taking place. Completion will then take place 20 working days thereafter on 8th July 2026.

In addition to the purchase price, the Buyer will reimburse the Sellers the cost of the searches that have been provided. The unsuccessful parties will have their cheques or BACS payment returned.

The Vendor's solicitor has prepared a Legal Pack. A copy of this will be available upon request.

Vendor's Solicitors

The Vendor's solicitor is Fairweather Law, 10 Riverside, Framlingham, Suffolk IP13 9AG. Attn Tom Ramsay . Tel: 01728 592990. Email: tramsay@fairweatherlaw.co.uk.

Location

The land is located along The Street, Cretingham. This location provides an opportunity to purchase a plot of grass land. Subject to planning permission this land could have a range of alternative uses.

Description

The land extends to approximately 4.81 acres (1.94 ha) and is located 2 miles south of the A1120, four miles west of the market town of Framlingham and eight miles north west of Woodbridge. It provides an excellent opportunity to purchase grassland on the outskirts of the popular village of Cretingham.

The land is accessed directly from the public highway, The Street. There are several houses situated close to the boundary of the land.

The land is classified as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Map and is of the Burlingham 3 (572p) Association. The land is described in detail as being '*Deep fine loamy soils with slowly permeable subsoils. Some similar fine or coarse loamy over clayey soils. Some deep well drained coarse loamy over clayey, fine loamy soils*' the land is currently fallow but has previously been cropped with cereals and combinable crops. The land is shown for identification purposes outlined and shaded in purple on the enclosed plan.

Services

There are no services connected to the land.

Viewings

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

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 is a footpath which runs through the field from the eastern boundary to the western boundary, accessed directly off The Street.

There are two electricity poles to the north east of the land.

Timber, Sporting and Minerals

All sporting rights, standing timber and mineral rights (except as reserved by statute or to the Crown) are included within the sale of the freehold

Basic Payment Scheme (BPS)/Environmental Scheme

The BPS entitlements are not included. The land is not entered into any Environmental Scheme.

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 with the Land Registry under title SK151260. Please note that part of SK151260 located in the east of the parcel does not form part of this sale and is subject to completion of Land Registry documentation.

Overage/Restrictive Covenant

The land shaded purple on the enclosed plan will be subject to a restrictive covenant whereby the purchaser is prohibited to develop the land for residential or commercial purposes.

The land shaded blue and purple on the enclosed plan will be subject to an overage condition whereby the Vendor will retain the right to obtain 30% of any uplift in value in the event that planning permission is obtained for the land for non-agricultural use. This will be in place for 30 years, payable upon implementation or sale of the land. The valuation date will be the date of the grant of planning.

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 as may be or come into force. The land is inside of the settlement boundary for the village of Cretingham.

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

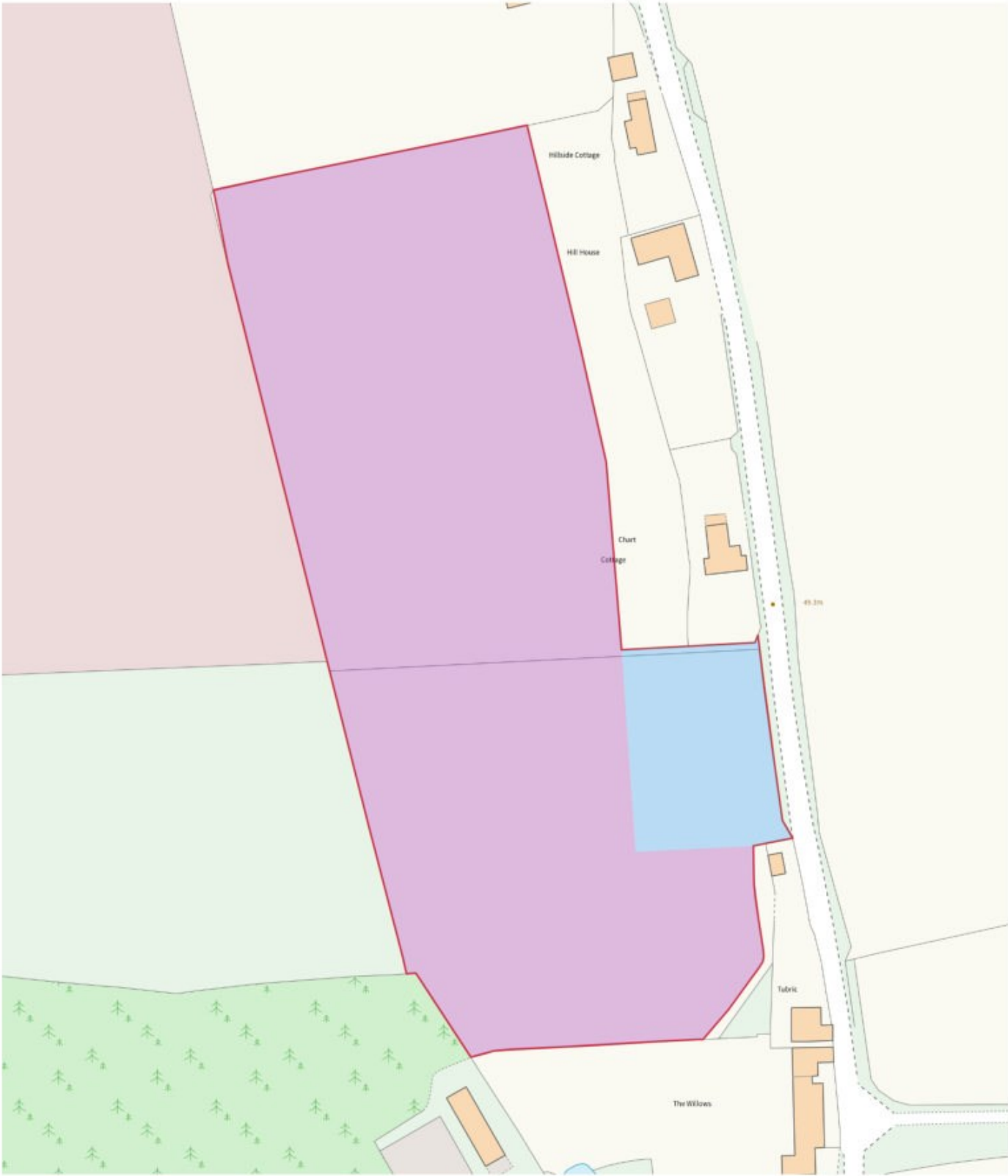
The land is for sale freehold with vacant possession.

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.

May 2026



Directions

As you join the A1120 from the B1077, continue on the A1120 until you see a street sign for Mill Hill, continue along Mill Hill until you reach Brandeston Road, continue south before turning right into Swan Lane. Turn left onto The Street and continue on until you see an opening on the left hand side into the field just before you reach the houses and just after the row of hedges. The nearest postcode for the property is IP13 7BH. The land will be indicated by a Clarke and Simpson For Sale Board.

For those using the What3Words app: [///registers.flipping.beamed](http://registers.flipping.beamed)



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