

*An attractive and productive block of arable land extending to 126.08 acres (51.02 hectares), situated on the outskirts of Ashfield, near Debenham in Mid Suffolk*



## Guide Price

£1,100,000

Freehold

Ref: C1144(C)

## Address

Land at Grove Farm  
Grove Lane  
Ashfield  
IP14 6LZ



For sale as a whole, with vacant possession.

## Contact Us



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

## **Introduction**

The land extends to approximately 126.08 acres (51.02 hectares) and comprises a productive block of arable land located in a desirable location on the outskirts of Ashfield, near Debenham.

## **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 Kersey's Solicitors, 32 Lloyds Avenue, Ipswich, IP1 3HD. For the attention of: Mehmet Duzgun; email: mehmet.duzgun@kerseys.co.uk Tel: 01473 407107.

## **Location**

Ashfield is located just two miles to the west of the popular village of Earl Soham. Earl Soham benefits from a primary school, butchers/delicatessen, pub, The Victoria, doctors surgery, tennis court and village hall. The historic market town of Framlingham, with its fine medieval castle and good selection of shops, restaurants and pubs, is about six miles to the east. The town also provides a choice of schooling in both the state and private sectors. There is further shopping and schooling available in the large village of Debenham, which lies about four miles to the west and benefits from local shops and services. There are rail services from both Stowmarket and Ipswich, with regular direct services to London's Liverpool Street station.

## **Description**

The property comprises eight fields and is a productive and good sized block of arable land - extending in all, to approximately 126.08 acres (51.02 hectares), as shown for identification purposes outlined red on the enclosed plan. The land has 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 undulating and classified as Grade 3 under the DEFRA 1:250,000 Land Classification Map. The soil type is classified as 'Chalky Till', being a productive loamy and clayey soil, ideally suited to arable and grass rotations.

The land adjoins and can be accessed from Grove Lane to the south. The land is comprehensively drained and a copy of the drainage plans are available for inspection with the Agent.

## **Renewable Energy**

The Vendor has received interest from a solar energy company, suggesting potential for renewable energy development, subject to planning permission and all necessary consents.

## **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. A new right of way has been granted and is shown coloured blue on the Sale Plan. There are public footpaths running along the tracks to the east, west and north of Grove Lane. Grove Lane is understood to be a public highway Open to All Traffic.

## **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 registered with the Land Registry under part Title Number SK342022.

## **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 outgoings that may be relevant. Should any sale of the land, or any right attached to it, become a chargeable supplier 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 sold freehold with vacant possession.

## **Information Pack**

An 'Information Pack' containing further details relating to the land (previous cropping, land drainage, soil indices etc) is available for inspection at the agent's office or can be e-mailed to interested parties.

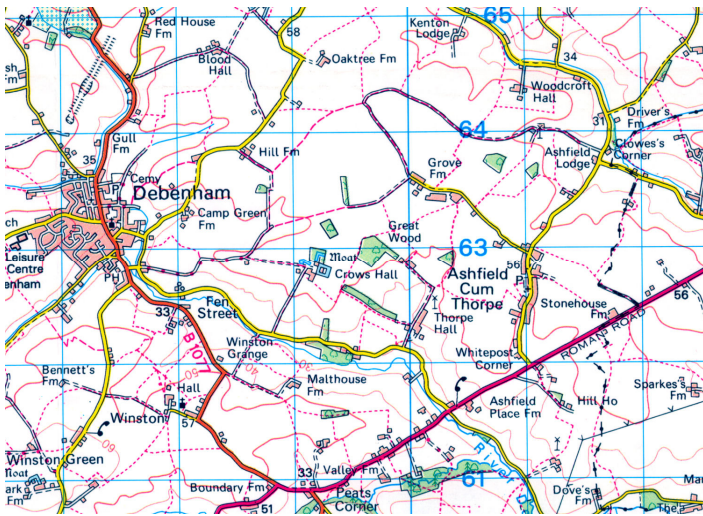


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## **NOTES**

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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

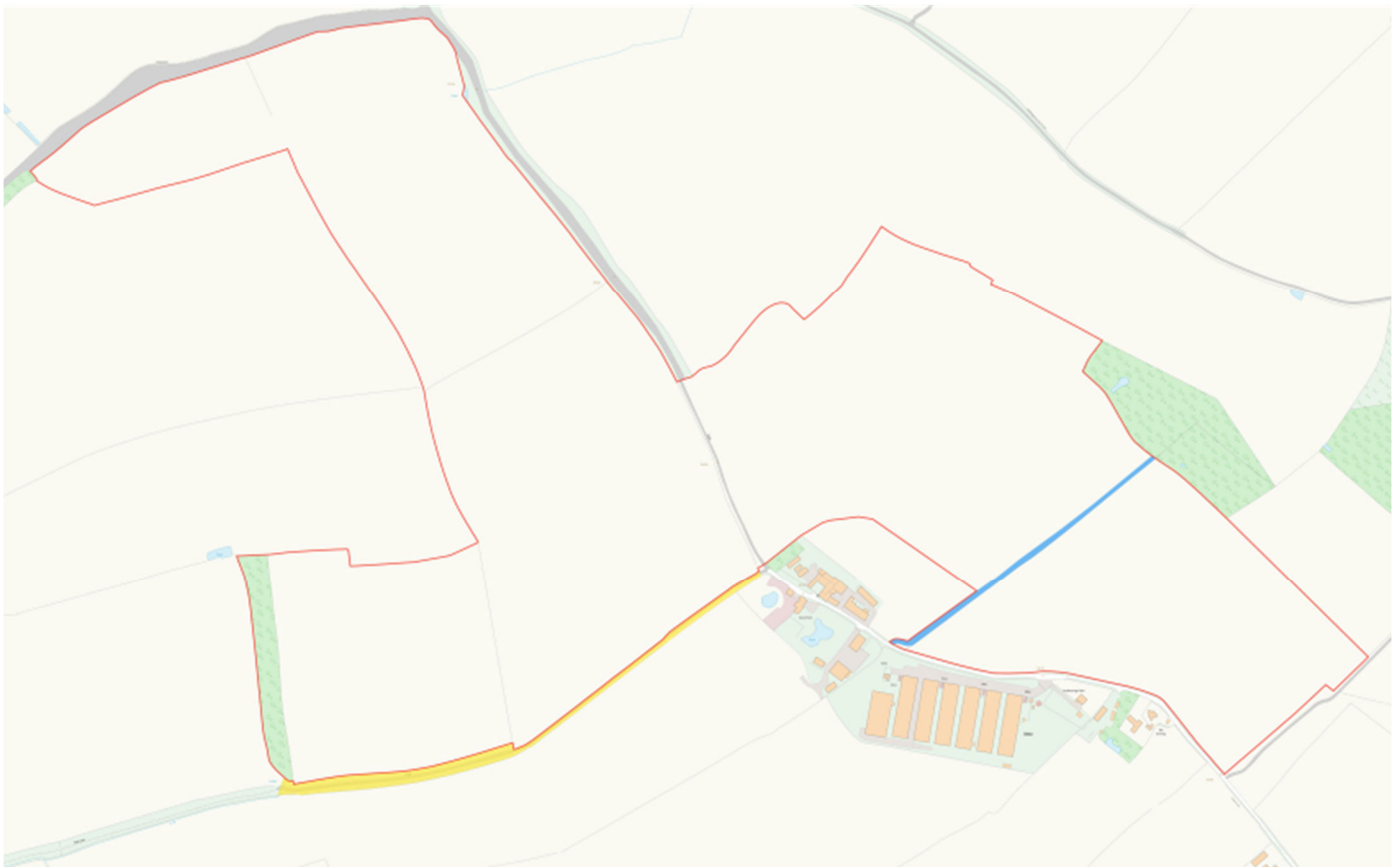
*April 2026*



## Directions

Heading from Earl Soham pass the Victoria Pub on your left and continue past the turning to the A1120 proceeding along Low Road for approximately one mile. Take the left turn at the triangular junction. Continue along The Street for just over a mile. Turn right onto Grove Lane and continue past Grove House at the end of the lane. The land will be located at the end of the track.

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