



- Circa 5.5 acres (STMS) of enclosed Paddock Land
- Ample Road Access From Pound Lane
- Secure Gated Access

### Pound Lane, Ipswich, Suffolk, IP9 2JB

Sale By Tender £125,000

This single block of paddock land in total some 5.5 acres (STMS) situated to the East of Pound Lane close to the village of Capel St Mary, benefits from a broad road access, fenced boundaries to all sides and a collection of existing stable buildings and barns of various sizes. The property offers a great range of potential uses subject to the relevant planning consent. Viewing only by appointment and accompanied by Grier & Partners.



## Property Description

### INTRODUCTION

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### INFORMATION

located within the County of Suffolk and in the Babergh District. For all planning enquiries please contact Babergh District Council on 0300 123 4000 (selecting Option 5 and then Option 3).

### ACCESS

via a secure gateway from Pound Lane. Total road frontage width circa 50 feet onto Pound Lane.

### BARN

43'09 x 20'02 complete with water and electric supply, internally fitted out with three stables. Of block construction under a suspected asbestos corrugated roof with lean to tack room/further stable to the rear. Personal door to the East and double doors to the West facing the entrance to the land.

### LEAN-TO KENNELS

17'00 x 15'04 of timber construction under a plastic corrugated roof.

### STABLE BLOCK

23'06 x 11'10 two stables with half doors to the front under a short overhang, power connected.

### THE LAND

in total some 5.5 acres (sts), boundaries to four sides are defined by a combination of fencing, mature hedges and trees. Previously set out into a series of paddocks by post and rail fencing.



### SERVICES

we understand mains water and electric are available to the land, however we encourage all interested parties to make their own investigations with utility providers.

### METHOD OF SALE

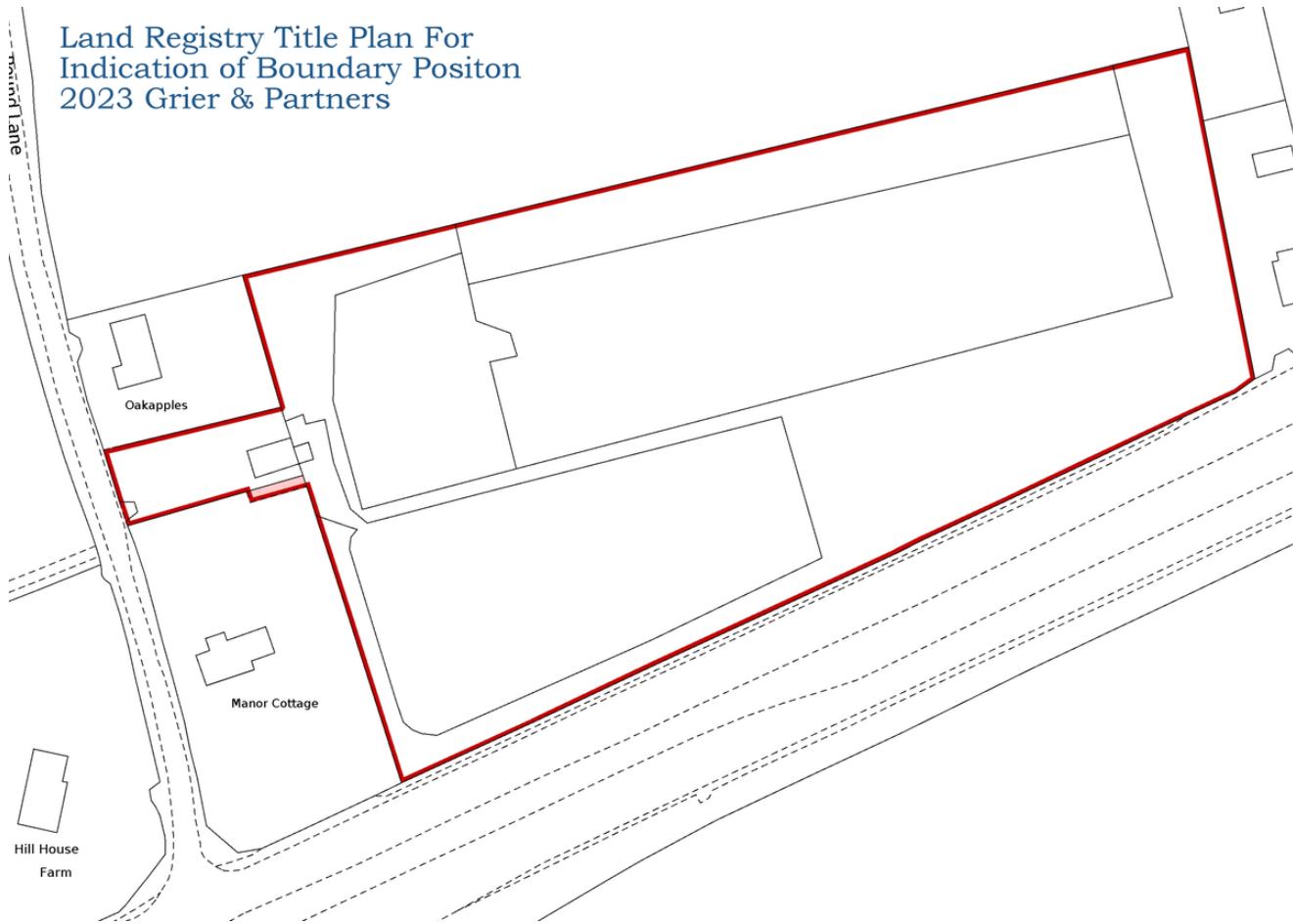
by informal tender, offers to be submitted in writing to Grier & Partners no later than 12:00 on the 8th November 2023. Please provide substantiation of funding with your offer and details of your chosen solicitors. Exchange sought within 8 weeks of receipt of draft contracts. Please contact the office for a tender form.

### VIEWING

strictly by appointment only with Grier & Partners, call to arrange a viewing. Daylight hours viewing only.



Land Registry Title Plan For  
Indication of Boundary Position  
2023 Grier & Partners



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The Old Shop, The Street, East  
Bergholt, Colchester, Essex, CO7  
6TF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements