

Grier & Partners

— LAND AND ESTATE AGENTS —

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*Red line drawn to
indicate boundary
position*



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Property Description

LOCATION

Lot A, Brett Vale Golf Club, Sulleys Hill, Raydon, IP7 5LR

INTRODUCTION

Lot A - in total some 15.5 acres (STMS) of rolling ring-fenced countryside offered as a single lot. The land is situated on the edge of the village of Raydon, within the Dedham Vale AONB and benefits from a particularly high level of maintenance. Offered for Sale via an informal tender with offers to be submitted by the 8th December 2023 at 12:00 to the vendors agents Grier & Partners.

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).

SERVICES

we understand that while the land has an irrigation system in place for its current use as a golf course, given this is supplied via centralised system the purchaser will need to make their own investigations as to the provision of water to the site. Electricity is available in the road.

THE LAND

Lot A - situated just off Sulleys Hill Road boundary formed to the North and West by the road itself, the Southern Boundary is adjacent to Farm Access track and to the East by private property. A mixture of mature hedging and fences make up the boundary's which while not stock proof are of a substantial nature. Soil is a slightly acidic Loamy type and free draining to groundwater.



ACCESS

is via fenced gateway from Sulleys Hill Road on the North-North Westerly corner and additionally from a open crossing point again from Sulleys Hill Road on the Southern Boundary to a paved hard-standing.

METHOD OF SALE

by informal tender, offers to be submitted in writing to Grier & Partners no later than 12:00 on the 8th December 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.

PLANNING

the land is currently subject to a planning application reference DC/22/04751 this we understand is to be determined prior to the tender date. The vendor reserves the right to withdraw the land from sale at any time.



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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 and 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