

*Red Line Drawn
to indicate
boundry position*



GUIDE PRICE £65,000

LOCATION Lot C, Brett Vale Golf Club, Mount Pleasant, Lower Raydon, IP7 5QW

INTRODUCTION

Lot C - in total some 4.2 acres (STMS), this more compact parcel of land is located just to the North East of Lot B, also sloping away to the South West and offering stunning views over the open countryside of the Brett Vale. 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. Offers for Lot C combined with Lot B will be considered.

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.

THE LAND

Lot C - situated just to the North East of Lot B and with access only from Lot C the land will be fenced to the currently open Western and Eastern boundaries upon completion. Mixture of mature hedging and fencing in places make up the boundary which while not stock proof are of a substantial nature. Soil is a slightly acidic Loamy type and free draining to groundwater.

METHOD OF SALE

by informal tender, offers to be submitted in writing to Grier & Partners no later than 12:00 noon 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

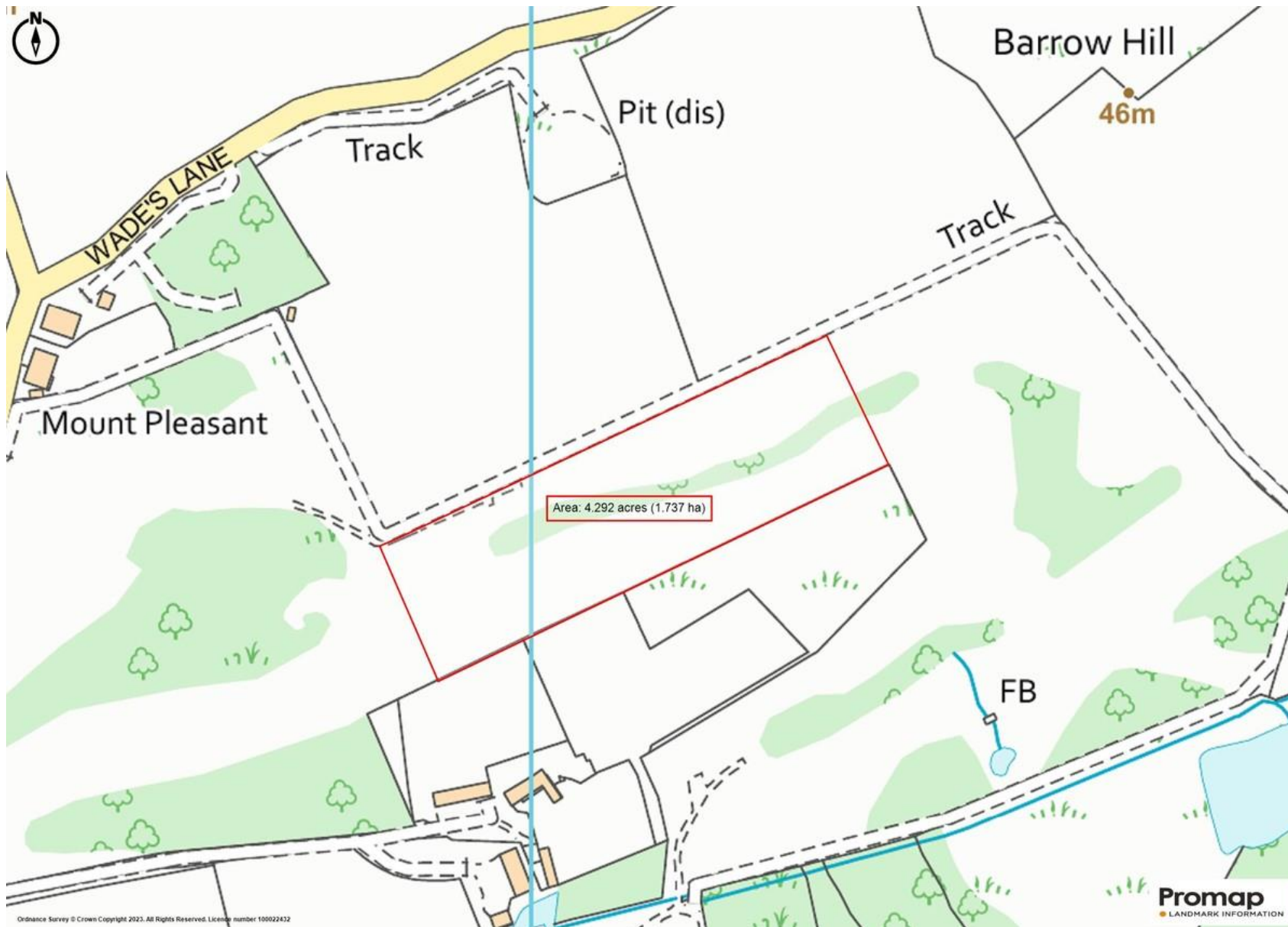
strictly by appointment only with Grier & Partners, call to arrange a viewing. Daylight hours viewing only.



Grier & Partners
— LAND AND ESTATE AGENTS —

*Red line drawn to
indicate boundary
position*





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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