

Grier & Partners

LAND AND ESTATE AGENTS

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Red line drawn to indicate boundary position





Property Description

LOCATION

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

INTRODUCTION

Lot B - in total some 16.3 acres (STMS), the land slopes away to the South West providing a wonderful sunny aspect, defined by hedge boundaries to all sides and with road access from Mount Pleasant via an established opening. The land provides access through to Lot C a further 4.2 acres (stms) of parkland to the North East. 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 B - situated just off Mount Pleasant Road boundary formed to the North and West by the road itself, the Southern Boundary is located along Spider Hall Drive a private driveway, boundary to the East is to Lot C. A 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.

ACCESS

is via an opening suitable for vehicular traffic. secured by bollard from Mount Pleasant Road on the North Westerly corner. The lot provides access over to Lot – C a further 4.2 acres (stms) of parkland to the North East.

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.



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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