

## 01284 731460

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# LAND AT ASH STREET, Semer, Ipswich, Suffolk

19.42 acres (7.86 hectares) or thereabouts of grassland with an agricultural building and yard.

The land is situated in an attractive location with views across open countryside within easy reach of Ash Street, Semer and Whatfield.

For Sale by Private Treaty

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### **LOCATION**

The property is located to the south of Ash Street which lies between the villages of Semer and Whatfield in the County of Suffolk. The Market Town of Hadleigh lies approximately 3 miles to the south with the County Town of Ipswich lying 12 miles to the east. The land is situated to the west of the public highway with two access points. The closest postcode is IP7 6QZ.

## **DESCRIPTION**

The property extends to 19.42 acres (7.86 hectares) or thereabouts in total and comprises of a single enclosure of grassland which totals 19.04 acres (7.71 hectares), together with a yard area extending to 0.38 acres (0.15 hectares). The yard includes an area for open storage as well as a concrete pad with the remains of a former agricultural building, together with a 45 ft x 21 ft steel framed livestock building. The land has most recently been used for grazing livestock and the grass was established circa 16 years ago.



### **ENVIRONMENTAL SCHEMES**

There are no environmental schemes that affect the land.

## **BASIC PAYMENT SCHEME**

The Vendors activated 7.71 entitlements in 2015. These will be made available to the purchaser following the 2016 claim and we expect the number of entitlements to be similar to the number activated in 2015. The Vendor will retain the 2016 payments.

## **CROSS COMPLIANCE**

The Vendor will be responsible for cross compliance up to the date of completion. The Purchaser will take over the cross compliance obligations on completion and will indemnify the Vendor for any non-compliance that results in penalty and reduction in the Vendors payment under the Basic Payment Scheme.

## GENERAL REMARKS AND STIPULATIONS TENURE AND POSSESSION

The property is offered For Sale as a whole freehold with vacant possession on completion.

## **EXCHANGE OF CONTRACTS AND COMPLETION**

Exchange of contracts will take place 21 days after receipt of the draft contract by the purchasers solicitor with completion as soon as possible thereafter. A 10% deposit will be payable on exchange of contract.

## **SERVICES**

There are no mains services connected to the property.

## WAYLEAVES, RIGHTS OF WAY AND EASEMENTS

The property is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, support, drainage and electricity supplies and other rights, easements, quasi easements or wayleaves whether referred to or not in these Particulars. It should be noted that there are overhead power lines crossing part of the property for which the owners receive annual payments.

## **SPORTING, MINERALS AND TIMBERS**

All sporting, timber and minerals rights are included in the sale.

### **TOWN AND COUNTRY PLANNING**

The property falls under the jurisdiction of Babergh District Council, Corks Lane, Hadleigh, Ipswich, IP7 6SJ. Contact number 01473 826 622

## PLANS, AREAS AND SCHEDULES

The Plans are published for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

### **HEALTH AND SAFETY**

We would ask you to be vigilant when making your inspection for your own personal safety and ensure that all gates are left closed.

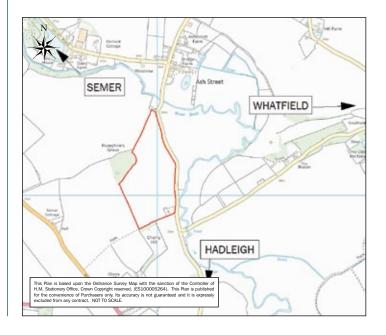
### **VIEWING**

Strictly by appointment with the Vendors Agent.

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