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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

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.

IMPORTANT NOTICES Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in March 2016.

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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