A productive block of arable land extending to approximately 75 acres (30 hectares) situated on the outskirts of Monewden, near Woodbridge

Land to be sold freehold with vacant possession as a whole or in two lots

Lot 1 - Guide Price £465,000
Lot 2 - Guide Price £160,000
**Introduction**
The land lies either side of Rookery Road on the outskirts of Monewden and extends to approximately 75 acres (30 hectares) of productive arable land.

**Method of Sale**
We have been instructed to offer the land by private treaty inviting offers for the whole or two lots with the intention of achieving exchange of contracts as soon as possible with completion by agreement expected to take place as soon as possible after exchange. A deposit of 10% of the purchase price will be payable on exchange of contracts and if early entry is required, then the purchaser will be asked to pay an additional 10% at that stage.

**Vendors' Solicitor**
Toby Pound of Barker Gotelee, 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk IP5 3RF. Telephone: 01473 611211. Email: toby.pound@barkergotelee.co.uk

**Location**
The property is situated on the outskirts of Monewden and close to the village of Otley. The well known coastal town of Aldeburgh and the Suffolk Heritage Coast are approximately fifteen miles away to the east and the county town of Ipswich is approximately ten miles to the south. The nearest railway stations at Woodbridge and Ipswich offer direct rail services to London Liverpool Street.

**Description**
The land is offered for sale as a whole or in two lots. It is shown for identification purposes outlined red on the enclosed plan. The land lies either side of Rookery Road and surrounds Monewden airfield.

The land is farmed in-hand on a contract farm basis to a very high standard. The farm is flat in topography and consists of Beccles 1 and Hanslope soils and is classified as Grade III under the DEFRA 1:250,000 Land Classification Map.

There is good access into each lot directly from the public highway. The land has typically been in a white straw rotation of wheat, barley and oil seed rape with vining peas and beans used as break crops.

**Lot 1** - 55.58 acres (22.49 ha) - coloured yellow on the enclosed plan.
This comprises a ring fenced block of arable land consisting of five enclosures, all currently cropped in winter wheat. The land lies to the east of Rookery Road and all field boundaries are well defined on site and include a number of mature hedgerows and oak trees.

**Lot 2** - 18.90 acres (7.65 ha) - coloured blue on the enclosed plan.
This singular enclosure lies to the west of Rookery Road and consists of a good size square shaped field, currently cropped in winter wheat. There is good road frontage and access directly onto Rookery Road.

**Viewings**
At any reasonable time with particulars in hand by prior arrangement with the Agents. Given the potential hazards of a working farm and associated machinery, we please ask that you be as vigilant as possible for your own personal safety when making an inspection the property.

**Rights of Way, Wayleaves and Easements**
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land. There are no known footpaths crossing the land.

**Timber, Sporting and Minerals**
All sporting rights, standing timber and mineral rights (except reserved by Statute or to the Crown) are included in the sale of the freehold.
Boundaries
These are shown for identification purposes only outlined red on the attached plan. Purchasers should satisfy themselves with regard to these as no error, omission or misstatements will allow the purchaser to rescind the contract nor entitle either party to compensation thereof.

The land is registered in part with the Land Registry under Title Number SK332209.

Town and Country Planning
The property is sold subject to any development plans, tree preservation orders, ancient monument orders and Town and Country schedules or other similar matters that may be or come into force.

Outgoings
The land is sold subject to any drainage rates and other outgoings that may be relevant.

VAT
Should any sale of the land, or any right attached to it, become a chargeable supplier for the purpose of VAT, such VAT shall be payable by the purchaser in addition to the contract price.

Tenure and Possession
The land is for sale freehold with vacant possession upon completion.

Basic Payment Scheme
The land is registered under the Basic Payment Scheme and the following number of Normal Entitlements will be made available and transferred with each lot upon completion.
Lot 1 : 22.40 Normal Entitlements
Lot 2 : 7.60 Normal Entitlements

The Vendor will retain the Basic Payment Scheme income from the 2017 scheme year. The Purchaser will indemnity the Vendor in respect of all action, cost, claims and demands in connection with any failure on the part of the Purchaser to comply with cross compliance requirements in respect of the 2017 scheme year.

Environmental Stewardship Scheme
The land is not currently included within an environmental stewardship scheme.

Ingoing Valuation
If applicable, in addition to the purchase price, the Purchaser will take over and pay for all cultivations and growing crops upon completion. Payment is to be made at the figure assessed by the Vendor’s agent based upon CAAV rates or contractors’ rates where applicable and invoiced costs of seed, fertiliser and sprays applied plus enhancement value.
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. All descriptions, dimensions, references to conditions and other items in these particulars are given as a guide only and no responsibility is assumed by Clarke and Simpson 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 inspecting or making independent enquiries. 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. No responsibility is taken by Clarke and Simpson for any error, omission or mis-statement in these particulars. No responsibility can be accepted for any cost or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting an offer for the property. Intending purchasers or lessees should make their own independent enquiries.

July 2017
Directions
From the Agent’s office, proceed south along Station Road and take the first right hand turn towards Kettleburgh. Once in the village, turn left at the T-junction and then take the first right and continue up the hill into Hoo. On the sharp left hand corner, turn right where signposted to Monewen and continue into and through the village. Bear right at Firs Farm and take the next turn on the left on to Rookery Road and the land is situated approximately half a mile either side of this road and almost immediately after Rookery Farm.