Meadowland
Lot 3 Oak Farm
Upper Weybread
Guide price £130,000

- Established grassland
- Road frontage & access
- Currently arranged in three enclosures
- Post & wire fenced
- Previously within Basic Payment Scheme
- Approx. 3.53 Hectares (8.72 Acres)
Lot 3 Oak Farm is a parcel of established agricultural grazing extending to 8.72 Acres (3.53 Hectares).

**Location**

Oak Farm sits high atop the southern inclines of the Waveney Valley along a quiet country lane leading to Hoxne to the West and Harleston to the East. The surrounding area is easily accessible via a network of country lanes linking Diss, Harleston, Eye and Halesworth to name but a few useful locations. The village of Weybread and its immediate neighbours offer a traditional rural community of Parish Churches and Village Halls along with a well regarded pub in Brockdish. Primary Schools can be found in Hoxne and Fressingfield along with Medical Centre and High Schools at Eye (Hartismere), Diss and Harleston.

**Description**

Lot 3, Oak Farm comprises an area of established grassland to the south of Hoxne Road, opposite the original farmhouse and farm buildings making it extremely convenient as a complete package. The land has good access from the road and is currently arranged in three separated enclosures formed by a combination of ditch with post and wire. The land has previously been registered within the Basic Payment Scheme as extending to 3.53 Hectares (8.72 Acres) of which 3.49 Hectares (8.62 Acres) attracted Entitlements. This arrangement has ceased and no entitlements will be passed to the new owners. The land has for some time been grazed by cattle in rotation with the land opposite.

**Sporting, Timber & Mineral Rights**

All sporting, timber and mineral rights are included within the sale of the freehold insofar as they are owned.

**Wayleaves & Easements**

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

**Important Notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property although every effort has been taken to ensure that all statements within these particulars are factual. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

**Local Authority**

Mid Suffolk District Council, Council Offices, 131 High Street, Needham Market, Suffolk, IP6 8DL T: +44 (0)1449 724 500

**Tenure & Possession**

The property is for sale freehold with vacant possession upon completion.

**Viewing**

Strictly by prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563 following which all viewings will be accompanied. Until 1st July 2017 cattle are likely to be present.

**Enquiries**

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