

*A block of productive arable land
extending and small spinney
extending, in total to 39.78 acres
(16.10 ha) located at Stonecross
Green, Whepstead, Suffolk*

Offers in excess of
£315,000

Ref: W302/B

Land at
Stonecross Green
Whepstead
Suffolk IP29 4ST



For sale freehold with vacant possession as a whole.

Contact Us



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Introduction

The land at Stonecross Green comprises three arable fields extending to approximately 37.88 acres (15.32 hectares) and a small woodland spinney extending to 1.90 acres (0.77 ha).

Method of Sale

We are instructed to offer the land by private treaty inviting offers for the whole with the intention of achieving exchange of contracts as soon as possible with completion by agreement, expected to take place four weeks thereafter. 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% deposit at that stage.

The land is being sold freehold with vacant possession given upon completion.

Vendor's Solicitor

Jackamans, 7 Northgate Street, Ipswich, Suffolk IP1 3BX. Tel. 01473 255591

Location

The land is situated at Stonecross Green, Whepstead. The land has direct access off Rede Road. Stonecross Green lies approximately 5 miles to the south west of the Suffolk market town of Bury St Edmunds with good access to the A143.

Description

In total the arable land extends to approximately 37.88 acres (15.32 hectares) and is split over three fields.

The land has been farmed in a typical arable rotation and is currently drilled with winter wheat. The western most field adjoining Woolmers Wood has been fallow for a number of years and would benefit from being brought back into arable production.

The land has a gentle slope towards the River Lark which runs between two of the land parcels. We understand the land is sporadically under-drained but no plans area available.

The land provides an excellent opportunity to purchase a productive parcel of arable land which is shown as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Plan. The soil is described as being of the Beccles 1 Association (711r) being "*slowly permeable, seasonably waterlogged, fine loamy over clayey soils.*"

The land is shown for identification purposes outlined red on the enclosed plan.

Services

There are no services connected to the land and prospective purchasers should rely on their own enquiries with the relevant authority.

Viewings

At any reasonable time, with particulars in hand, by prior arrangement with the Agents. Please contact James Baker, jbaker@clarkeandsimpson.co.uk or 07775 001 544 to make the necessary arrangements. Please note viewings take place entirely at the risk of the viewer.

Rights of Way, Wayleaves, Easements Etc.

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land.

There is a public footpath running along the northern boundary as well as a footpath along the northern boundary of the woodland spinney.

Timber, Sporting and Minerals

All sporting rights, standing timber and mineral rights (except as reserved by statute or to the crown) are included within the sale of the freehold.



Ingoing Valuation

Depending on the date of completion an ingoing valuation or other such arrangement may be required which will be discussed and agreed with the agent at the time.

Basic Payment Scheme

The land is registered under the Basic Payment Scheme, however the entitlements are owned separately and are available by separate negotiation.

The Vendor will retain the Basic Payment Scheme payment for 2020. The Purchaser shall indemnify the Vendor against any breach of the Scheme rules until the end of the 2020 Scheme year.

Environmental Scheme

The land is not entered into any Environment Scheme.

Outgoings

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

Boundaries

All boundaries shall be as previously and the vendor is not required to define the same. These are shown for identification purposes only outlined in red on the enclosed plan. Purchasers should satisfy themselves that no error, omission or misstatement will allow the purchaser to rescind the contract or entitle any party to any compensation thereof.

The land has the benefit of being registered with the Land Registry under Title Numbers SK328657 and SK165211.

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 as may be or come into force.

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.

Useful Contacts

Environment Agency
Icini House
Cobham Road
Ipswich IP3 9JD

West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds IP33 3YU

DEFRA
Block B Government Buildings
Brooklands Avenue
Cambridge CB23 2DR

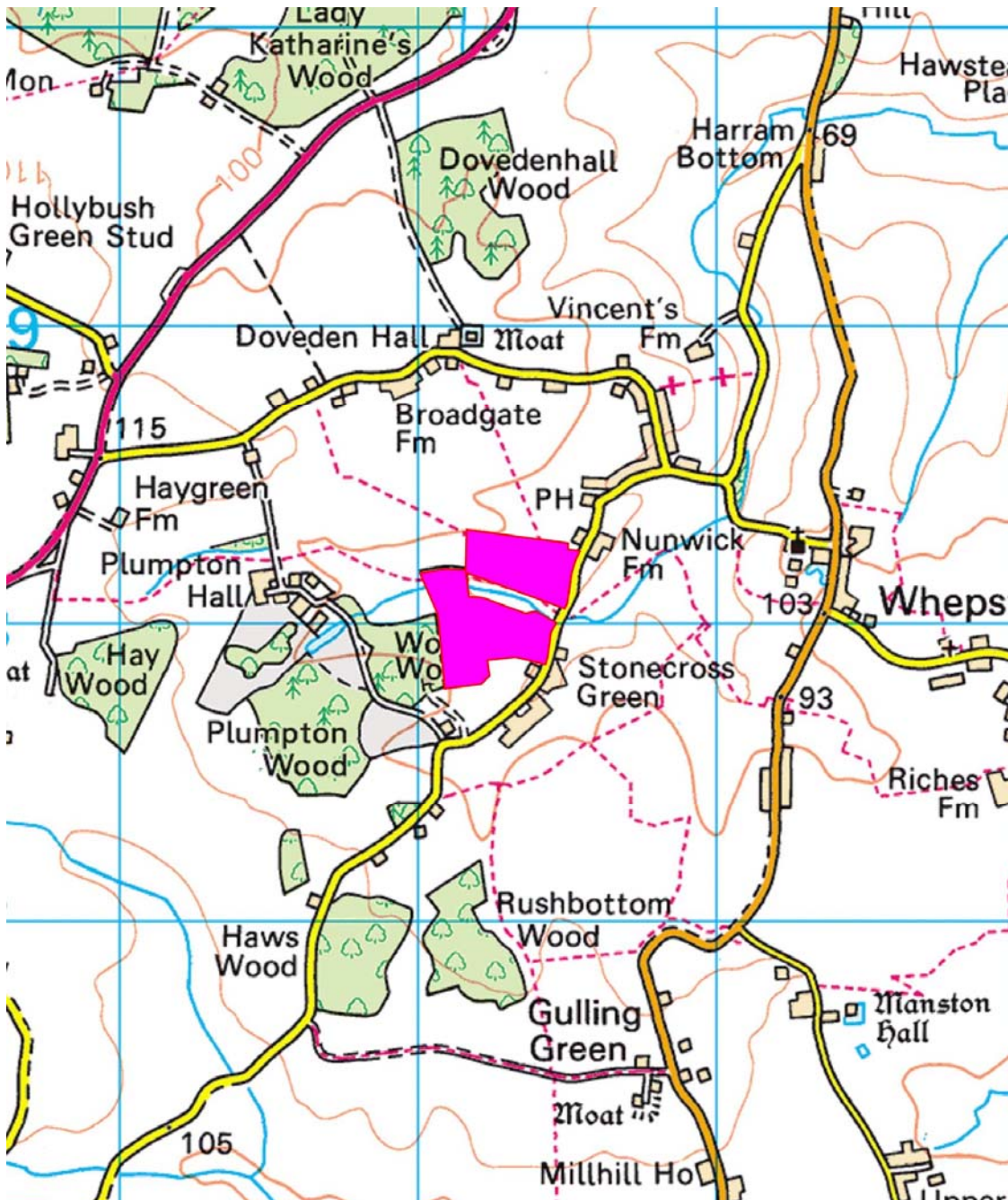
NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.



Directions

Travelling from Bury St Edmunds, proceed along the A143 towards Haverhill. After approximately 1 mile take the B1066 signposted Whepstead and after 4 miles turn right onto Rede Road towards Stonecross Green. The land can be found on the right hand side as indicated by the Clarke and Simpson For Sale board.



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