

*An attractive block of grazing land
and small storage shed extending, in
total to 9.12 acres (3.69 ha) located
north of Ipswich in Akenham,
Suffolk*

Guide Price
£90,000

Ref: W008/H

Land at
Bower Farm
Akenham
Suffolk IP1 6TQ



For sale freehold with vacant possession as a whole.



Contact Us

Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk



Introduction

The land at Bower Farm comprises permanent grassland grazing extending to approximately 9.12 acres (3.69 ha) of land.

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

Barker Gotelee, 41 Barrack Square, Martlesham, Suffolk IP5 3RF. Attn Christopher Green. Tel. 01473 255591, christopher.green@barkergotelee.co.uk.

Location

The land is situated at Akenham, north of Ipswich and is accessed from Thurleston Lane along a private track. The land is located approximately 4 miles from the centre of Ipswich.

Description

In total the grazing land extends to 9.12 acres (3.69 hectares) of which approximately 8.45 acres is suitable for grazing.

The land is surrounded by mature hedging and fields.

The land is accessed via a shared private drive which leads from Thurleston Lane towards Akenham Church. Access to the land is shared with Bower Farm and adjoining residential properties. The access directly into the field is formed by a track which will be purchased with the land as shown on the sale plan.

The land sits in open countryside with open views over the neighbouring arable land and is free-draining throughout.

There is a small storage building located on the land constructed from corrugated plastic roof clad with corrugated plastic sheeting and plyboard to the front elevation.

The land provides an excellent opportunity to purchase an attractive parcel of grazing 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 Ludford Association (571x) being 'deep well drained fine loamy, coarse loamy and sandy soils, locally flinty and in places over gravel. Slight risk of water erosion.'

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

Services

It is understood there is a private water supply connected to the property via neighbouring land and a private borehole. There is no formal easement in place. 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 Eleanor Havers, tel. 07786 621634 or ehavers@clarkeandsimpson.co.uk 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.

A purchaser should be aware that there are underground electricity cables owned by Scottish Power affecting the southern section of the land to the south of the existing post and rail fencing to the boundary of the land formed by a mature hedge. Further details are available by request from the agent.

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.

Basic Payment Scheme

The land is not currently registered under the Basic Payment Scheme and no entitlements are available for purchase with the land .

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 is registered with the Land Registry under Title Number SK186471.

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.

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. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. 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. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents 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.

August 2020

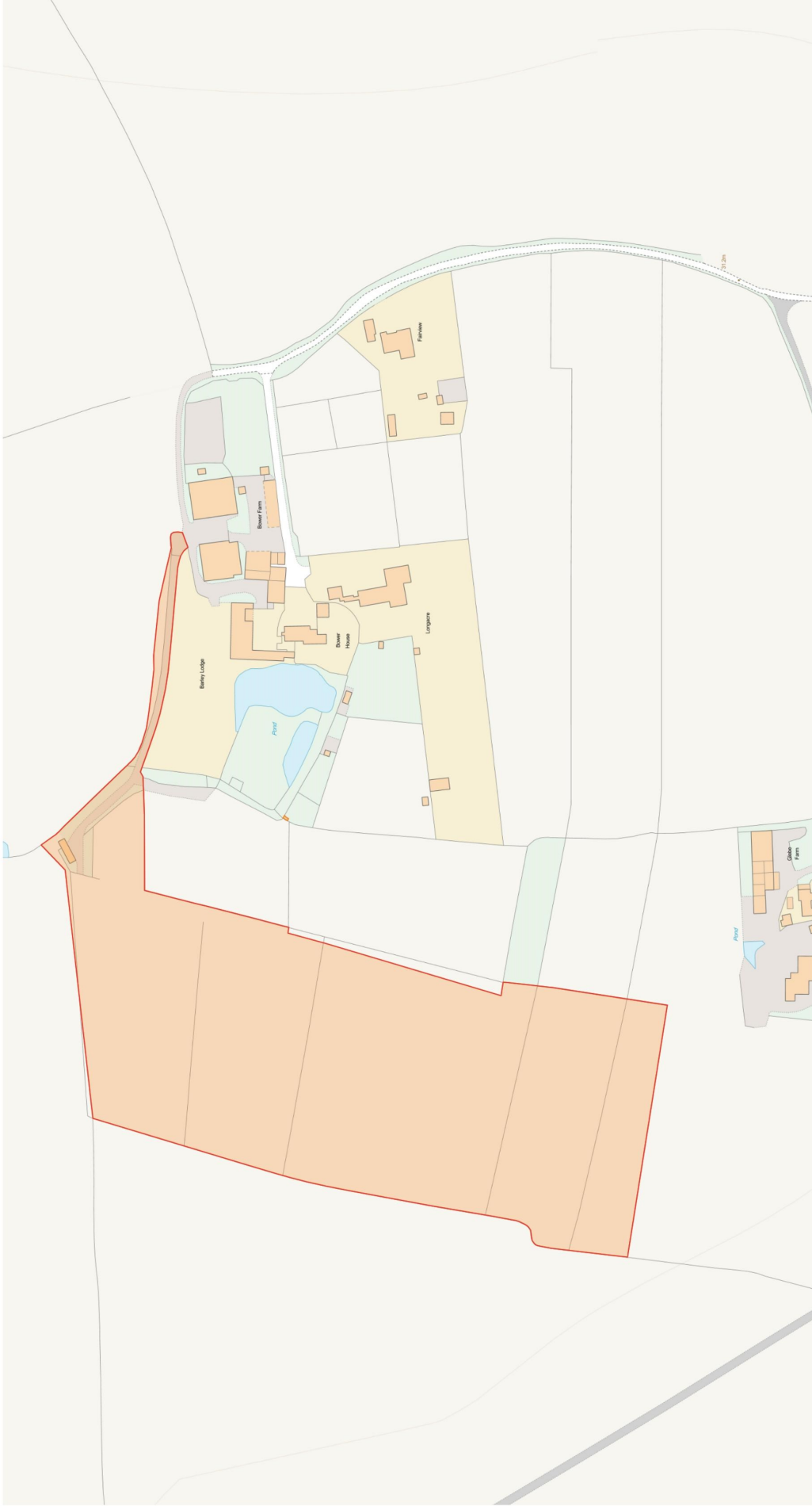
Useful Contacts

Environment Agency
Icini House
Cobham Road
Ipswich IP3 9JD

Babergh Mid Suffolk Council
Endeavor House
8 Russell Road
Ipswich IP1 2BX

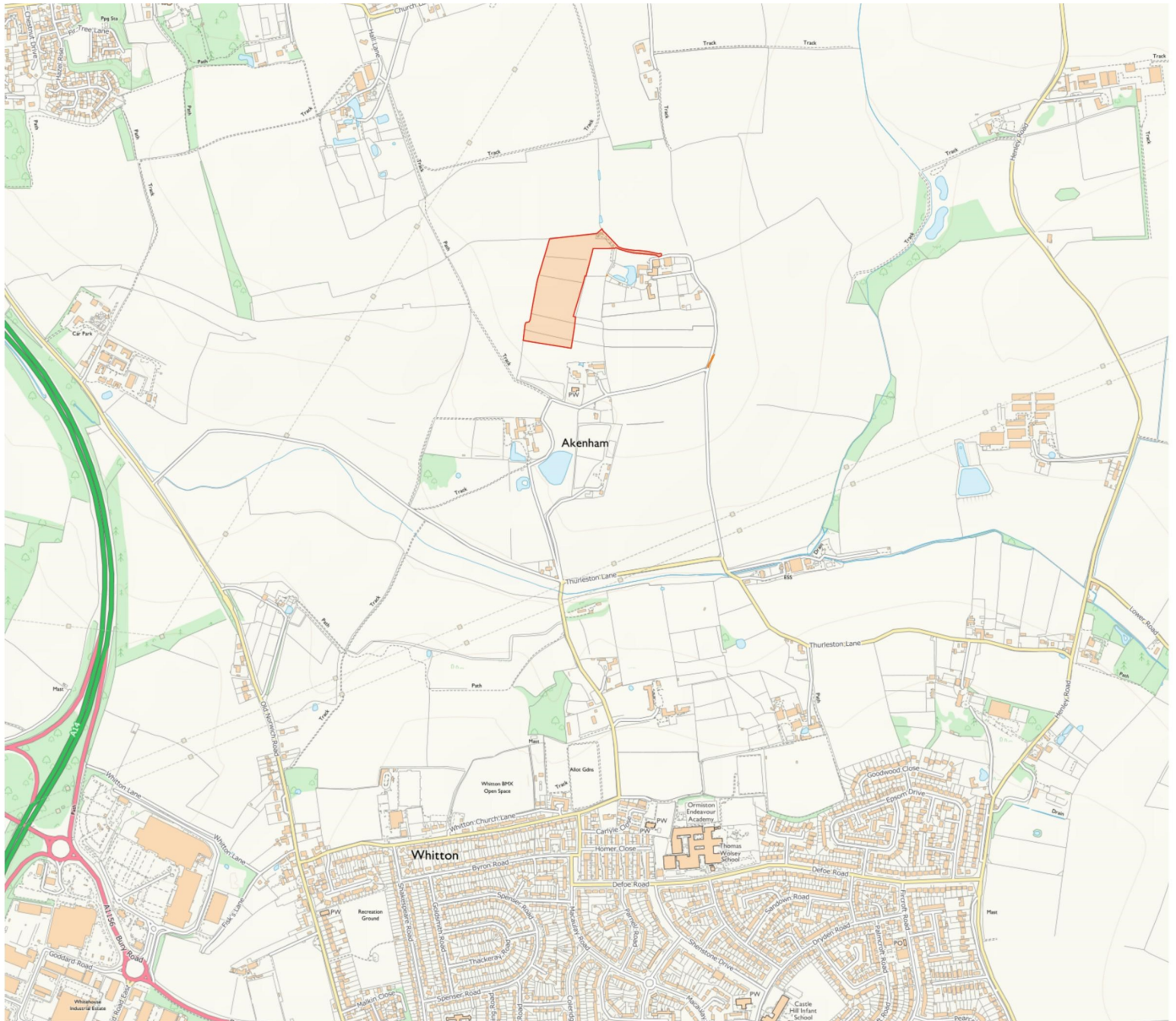
DEFRA
Block B Government Buildings
Brooklands Avenue
Cambridge CB23 2DR





Directions

Travelling along the A14 take exit 53 (Asda roundabout) towards the centre of Ipswich. Proceed along Bury Road, turning left onto the old Norwich Road (opposite the BMW garage). Turn right onto Whitton Church Lane which leads onto Thurleston Lane. Follow this road, proceeding around a sharp right hand bend. At the next right hand bend turn left along the private drive signposted Glebe Farm and Bower Farm. Continue north on the track, past residential properties and farm buildings. The gate to access the land is located on the right hand side as indicated by the Clarke and Simpson For Sale board.



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