

FOR SALE BY ONLINE AUCTION

*An area of land, extending to 3.96 acres
(1.60 hectares), within 10 minutes of
Saxmundham and Framlingham in the
rural village of Sweffling.*

Guide Price

£60,000

Freehold

Ref: DG073

Land at The Street
Sweffling

Nr Saxmundham

Suffolk

IP17 2BN



**FOR SALE BY TIMED ONLINE AUCTION ON
12th July 2022**

Contact Us



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Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on 12th July 2022 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of electronic gavel with completion occurring 20 business days later. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor is preparing an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch/Register/Bid.

Vendors' Solicitor

James Hall
Birketts LLP
Providence House
141-145 Princes Street
Ipswich
Suffolk IP1 1QJ

Location

The land is located adjacent to Church Farm, close to the centre of Sweffling. Access is given by a right of way over the neighbouring land from Mill Road (coloured blue on the plan within these particulars).

The town of Saxmundham lies just three and a half miles to the west and here there is schooling in the state and private sector, as well as businesses, pubs, restaurants, and a leisure centre. The town of Saxmundham is about 2 miles to the east. This provides rail connection to London Liverpool Street in under two hours with a single change in Ipswich.

Description

This secluded area of land lies just to the north of the centre of Sweffling. It provides a wonderful opportunity to purchase a beautiful area of amenity land extending to approximately 3.96 acres (1.60 hectare) and is outlined red on the enclosed plan.

Viewings

Strictly by arrangement with the Agents first. All viewings take place entirely at the viewer's own risk.

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.

Timber, Sporting and Minerals

All sporting, standing timber and minerals are included in the sale of the freehold.

Boundaries

All boundaries shall be as previously and the Vendor shall not be required to define the same. 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 with the Land Registry under Title Number SK254631. As per the plan with the particulars, we are selling part of the title.

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. It is understood that part of the land is designated as a Site of Special Scientific Interest (SSSI) as designated by English Nature.

Outgoings

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

Quotas and Basic Payment Scheme

The land is not registered under the Basic Payment Scheme and no quotas or contracts shall be sold with the land.

Tenure

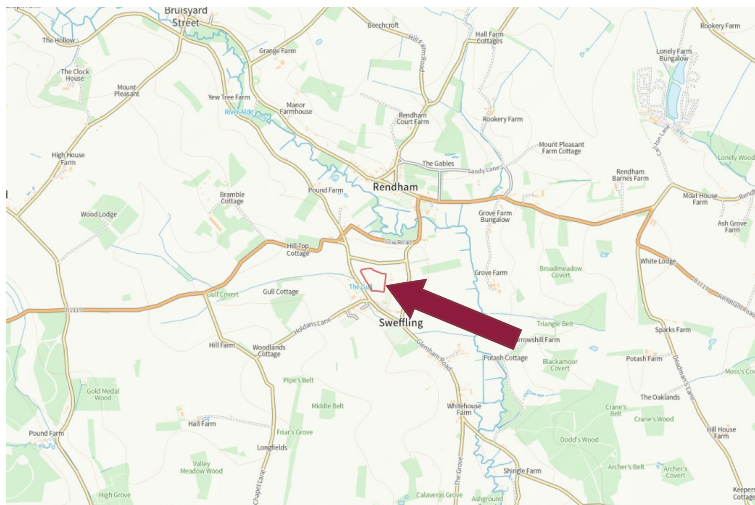
The land is for sale freehold with vacant possession.



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. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
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. When you register to bid you will be prompted to provide the appropriate money laundering documentation.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.

June 2022



Directions

From Framlingham head east along the B1119 towards Saxmundham for approximately three miles. On entering the village of Sweffling take the right hand turning on the sharp left hand corner marked by chevrons. Continue along this road for approximately 100 yards, then at the triangle turn left and the access track leading to the field will be found on the right.

what3words

Field entrance- Germinate.shopper.bliss
Field centre- Hungry.parade.masterpiece



Produced on Jun 29, 2022
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