

**FOR SALE BY ONLINE AUCTION**  
*An area of land, extending to 24.29 acres  
(9.83 hectares), within 5 minutes of  
Lavenham in the rural village of Brent  
Eleigh.*

Guide Price  
£ 225,000  
Freehold  
Ref: DG009

Land at Clay Lane  
Brent Eleigh  
Nr Lavenham  
Suffolk  
CO10 9PG



**FOR SALE BY TIMED ONLINE AUCTION ON  
20th of September 2022**

Contact Us



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## **Method of Sale**

The property is offered for sale by Unconditional Timed Online Auction on the 20th of September 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 at the end of Clay Lane, 0.5 miles from the centre of Lavenham. Access is given by a right of way by continuing approximately 400 metres at the end of Clay Lane (coloured blue on the plan within these particulars).

The village of Lavenham (considered by many to be 'England's finest medieval village') lies just half a mile to the west and here there are businesses, pubs, restaurants, and a galleries. The town of Sudbury is about 7 miles to the South. This provides rail connections to London Liverpool Street in under two hours.

## **what3words**

Field entrances – briefer.streaking.mental  
Field centres – submerge.shield.void  
– scorecard.beamed.field

## **Description**

This secluded area of land lies just East from the centre of Lavenham. It provides a wonderful opportunity to purchase an area of land extending to approximately 24.29 acres (9.83 hectare) split across two field either side of the main access. It is outlined red on the enclosed plan.

## **Viewings**

At any reasonable time, with particulars in hand.

## **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.

## **Environmental Scheme**

The land is not entered into any Environmental Scheme.

## **Services**

There are no services connected to the land.



## 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 SK276030 .

## 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 outgoing 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.

August 2022

## Directions

Follow the A140 South to the Beacon Hill Interchange. From here, follow the B1078 to Bildeston. Then, join the B1115 travelling towards Chelsworth. Take the A1141 junction and follow all the way to Lavenham. Take the right hand turn as you enter the village, Clay Lane will be on your right 150 metres further down the road.



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