

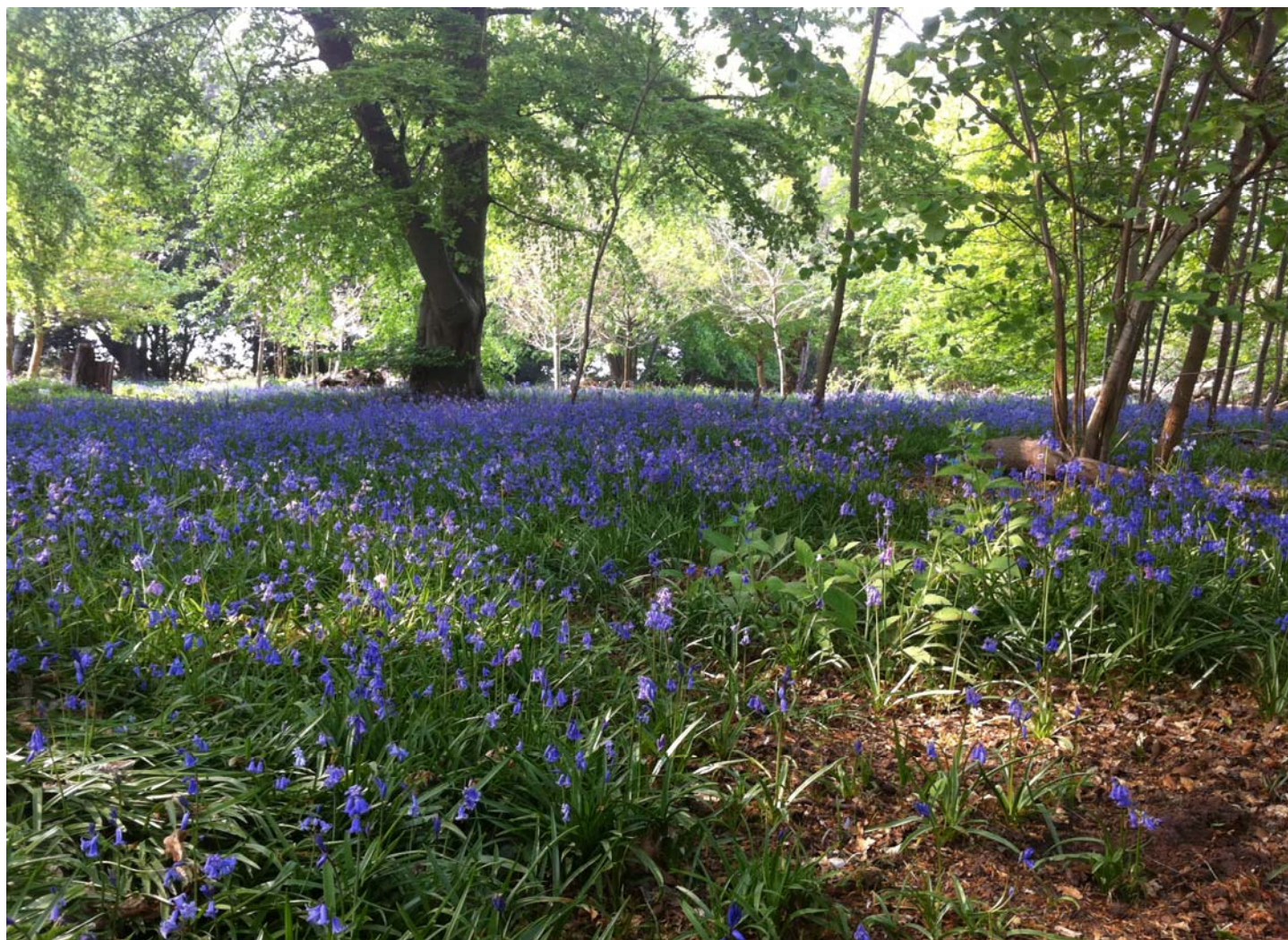
FOR SALE BY ONLINE AUCTION

*A most attractive area of woodland
extending to 4.59 acres (1.85 hectares),
enjoying a delightful position between
Aldringham & Thorpeness*

Ref: C1372

Guide Price: £85,000
Freehold

Stonehouse Plantation
Aldringham
Nr Thorpeness
Suffolk IP16 4LT



**FOR SALE BY TIMED ONLINE AUCTION ON
WEDNESDAY 16TH NOVEMBER 2022**

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

Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on Wednesday 16th November 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 has prepared an Auction Legal Pack. This is 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

The vendor's solicitors are Birketts, Providence House, 141-145 Princes St, Ipswich, Suffolk, IP1 1QJ
Tel: 01473 406375. For the attention of Felix Kaplan . Email: felix-kaplan@birketts.co.uk

Location

Stonehouse Plantation, which immediately adjoins Thorpeness Golf Club, is located between the villages of Aldringham and the highly desirable coastal village of Thorpeness. The old fishing hamlet of Thorpe was inherited by the Ogilvie family in the early 1900s, who decided to build a model seaside village inspired by the writings of Peter Pan author and family friend, J M Barrie. So it was that the village of Thorpeness emerged and the resort has become a very desirable village indeed. At the centre of the village there is an impressive lake known as The Meare where boats can be hired and wildlife observed. There is also a popular Public House and restaurant at the heart of the village, The Dolphin and the famous 'House in the Clouds'. Thorpeness is an area of outstanding Natural Beauty and there is also a thriving golf club and sailing club.

Other popular resorts of Aldeburgh, Snape, Walberswick and Southwold are all within easy reach and the nearest railway station is at Saxmundham, about five miles to the north-west with connecting trains to Ipswich and some direct trains through to London's Liverpool Street Station. The County Town of Ipswich lies about twenty miles to the south-west.

Description

Stonehouse Plantation enjoys a delightful and secluded position adjacent to Thorpeness Golf Club and provides a rare opportunity to purchase a small block of mature woodland only a short distance from the Heritage Coast.

The property extends to approximately 4.59 acres (1.85 hectares) and is shown for identification purposes only outlined red on the enclosed plan.

The woodland is a haven for a wide variety of flora and fauna and in spring and early summer provides a dense covering of daffodils and bluebells respectively. Within the wild grass areas, there is also a mass of rhododendrons and in addition, there are some very impressive mature beech, scotch pine and oak trees. Within Stonehouse Plantation, there are a couple of small wooden storage sheds and close to these is a more substantial chalet style 'woodland hut' which is a great asset to the property. Measuring approximately 24'5 x 12' (7.5m x 3.65m) it is predominantly timber frame under a tin roof with a wooden frame and windows on most elevations. It has doors on either side and boasts a wood burner. Adjoining the hut is a mobile portaloos which is included within the sale.

Viewing

At any reasonable time, with particulars in hand, by arrangements 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 SK51631.

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 outgoings that may be relevant.

Environmental Stewardship Scheme

Stonehouse Plantation is not currently included within an Environmental Stewardship Scheme.

Quotas and Basic Payment Scheme

The land is not registered under the Basic Payment Scheme and no Entitlements or quotas are being sold with the land.

Tenure

The land is being sold freehold with vacant possession.

Services

There are no services connected to the property but it is understood that mains water and electricity run very close to the site.

Local Authority

East Suffolk Council. East Suffolk House, Station Road, Melton, IP12 1RT. Tel: 0333 016 2000

NOTES

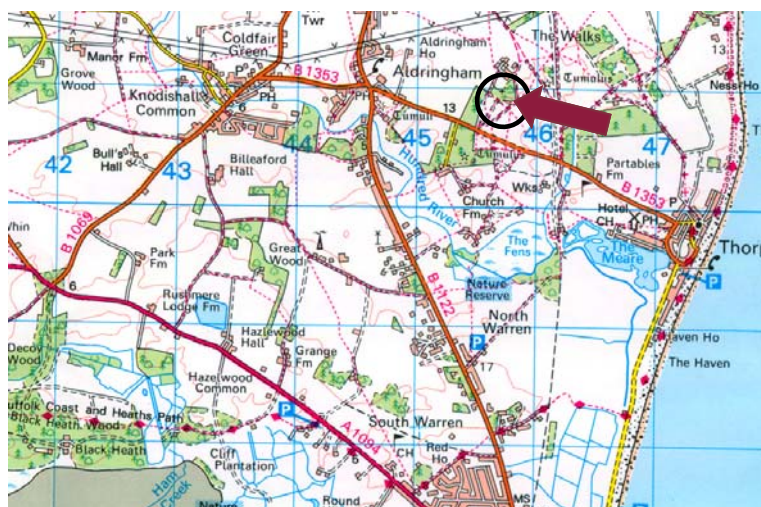
1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested 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. **October 2022**



Directions

From Framlingham, head east along the B1119 signposted Saxmundham, passing through the villages of Sweffling and Rendham. At the junction with the A12 turn right and then immediately left and continue on the B1119 through the town of Saxmundham, towards the town of Leiston. On approaching Leiston, take the second turning on the right, signposted Aldringham (B1122). Upon entering the village of Aldringham turn left (opposite the public house) onto the B1353 signposted Thorpeness. The access leading to the property is situated on your left after approximately one third of a mile.



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