

*FOR SALE BY ONLINE AUCTION*  
*A parcel of pastureland and*  
*woodland extending to*  
*4.93 acres (1.99 ha) located on the*  
*edge of the village of Sproughton*

Guide Price  
£115,000 Freehold  
Ref: W363/MSA

Land at  
High Street  
Sproughton  
Suffolk IP8 3AP



**FOR SALE BY TIMED ONLINE AUCTION**  
- 23rd November 2022

Contact Us



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## **Method of Sale**

The property is offered for sale by Unconditional Timed Online Auction on 23rd November 2022 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working 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 the like, please visit the Online Property Auctions section of Clarke and Simpson's website to watch/register/bid.

## **Vendor's Solicitor**

The seller's solicitors are TSP Legal, Stable 6, Stable Road, Colchester, Essex CO2 7GL, Attn Fiona Gibson, Tel. 01206 574431, Email [fiona.gibson@tsplegal.com](mailto:fiona.gibson@tsplegal.com).

## **Location**

The land is situated in Sproughton which is conveniently located 2.8 miles west of Ipswich. It is easily accessible, being close to the A14/A12.

## **Description**

The land extends to 4.93 acres (1.99 ha) and comprises one enclosure of permanent pasture and woodland and is surrounded by mature hedging and is partially fenced. It has previously been used for equine and amenity purposes. It is accessed from a hard surface track directly off the public highway, B1113. The land includes 1.13 acres (0.45 ha) of woodland. There are no buildings or structures erected on the land.

The Land provides an excellent opportunity to purchase a small parcel of land which is classified as Grade 2 on the Defra 1:250,000 Series Agricultural Land Classification Map and is of the 571X Ludford Association. The land is described in detail as 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 only outlined in red on the enclosed plan.

The boundaries are marked north, east, south and west with mature hedging and trees.

## **Services**

There are no services connected to the land.

## **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.

There is a footpath which is located along the track forming part of the land.

There is also a third party right of way along the track in favour of the adjoining property.

## **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 entered into the Basic Payment Scheme.



## **Environmental Scheme**

The land is not entered into any Environmental Scheme.

## **Outgoings**

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

## **Boundaries**

Boundaries are shown for identification purposes only outlined in red on the enclosed plan. Purchasers should satisfy themselves with regard to these and no error, omission or misstatement 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 numbers SK318878 & SK371536.

## **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 although this is not anticipated by the seller.

## **Tenure and Possession**

The land is for sale freehold with vacant possession upon completion.

## **Overage**

Restrictive Covenants/Overage – there are none to be applied to the sale and the property is sold free of any encumbrances.

## **Agents' Note**

Please refer to the Legal Pack for further details regarding the registered title. The Buyer should satisfy themselves regarding the access track. Buyers should note that part of the visibility splay adjacent to the public highway is owned by a third party (shaded blue on the plan) with a restriction on that title SK157000 *'that the land will not be used for any purpose other than that of a Site Splay and that no building or other erection shall be placed or allowed thereon'*.



## 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. Any distances 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.

*November 2022*

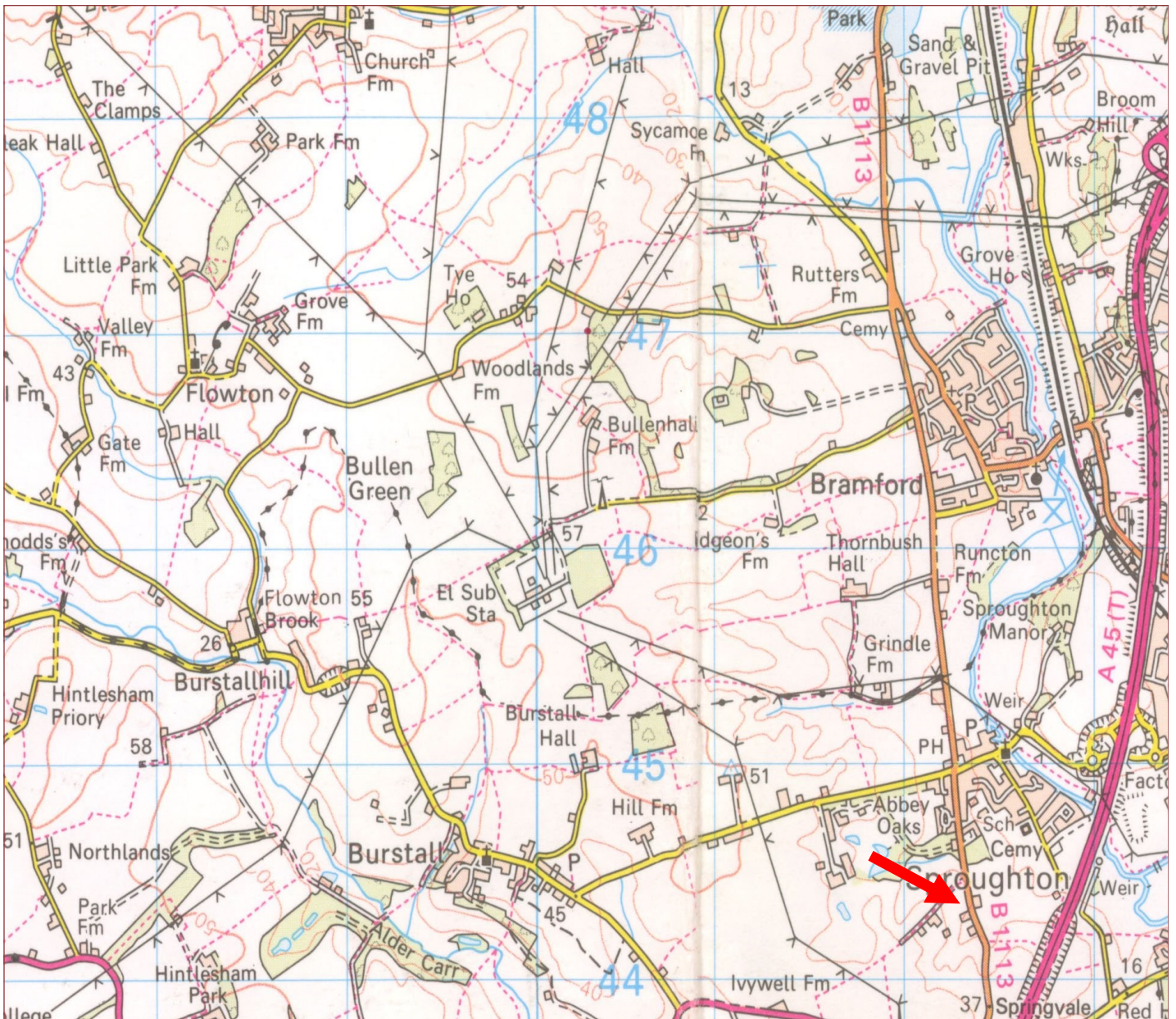




## Directions

From the A14 exit at junction 54. Take the second exit at the roundabout and continue along Sproughton Road and at the T junction turn left onto the B1113. Take the third right, along a track which is located just before the signs for 'Mavam'. The field entrance will be found on the left-hand side as indicated by Clarke and Simpson 'for sale' board.

what3words: smile.calms.insist takes you to the entrance of the track.



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