

FOR SALE BY ONLINE AUCTION

An exciting opportunity to purchase an area of grassland/amenity land, extending to approximately 2.45 acres (0.99 hectares) located on the outskirts of Tunstall, near Snape.

Guide Price

£45,000 Freehold

Ref: C1082(A)TN

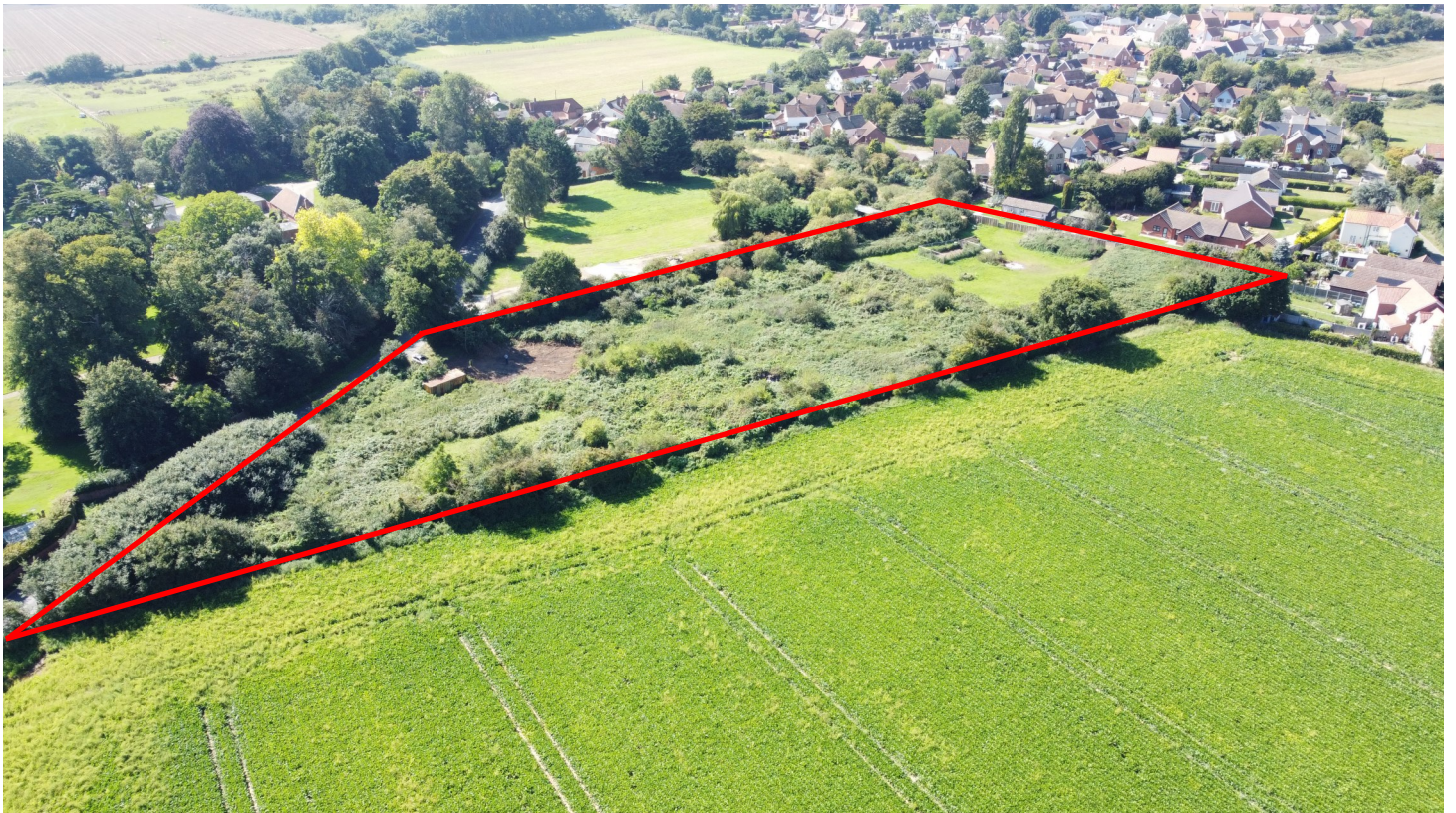
Land Adjoining
Snape Road

Tunstall

Woodbridge

Suffolk

IP12 2JL



**FOR SALE BY TIMED ONLINE AUCTION -
17th October 2023**

Contact Us



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Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on the 17th October 2023 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 business days later. For details of how to bid please read our Online Auction Buying Guide.

Auction Legal Pack

The vendor's solicitor has prepared 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.

Vendor's Solicitor

The Vendor's solicitors are Barker Gotelee, 41 Barrack Square, Martlesham Heath, Ipswich, IP5 3RF; For the attention of Sam Read - Tel: 01473 617320. Email: Sam.Read@barkergotelee.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The land is located near to the centre of Tunstall which benefits from a public house, the Green Man and is only a short distance from Tunstall Forest. It is ideally located for access to other villages such as Snape (2½ miles) with its internationally renowned concert hall, and Orford (5 miles). The town of Woodbridge is only 7 miles away and offers a comprehensive range of shops, businesses, restaurants and recreational facilities including a golf course together with excellent schooling in both the state and public sectors. Campsea Ashe railway station is only 2½ miles from the property and here there are services to Ipswich with a connection to London's Liverpool Street station. The County town of Ipswich is approximately 13½ miles from Tunstall.

Description

The land comprises an area of grassland, predominantly bordered by a mature hedgerow with good road frontage on the eastern boundary straight onto Snape Road. The area has become overgrown with scrub but the entrance has been cleared to allow parking off the road. In total, the land extends to approximately 2.45 acres (0.99 hectares) and is shown for identification purposes outlined red on the enclosed plan.

The land is relatively flat in topography. Mature trees create a partial division through the land, splitting the field into two sections. The land is shown as Grade 2 on the Defra 1:250,000 Series Agricultural Land Classification Map. There are no buildings on the land.

Viewings

At any reasonable time, with particulars in hand, by arrangement with the Agents.

Overage

It should be noted that there will be an overage clause placed upon the land stating that, should a future buyer achieve planning permission for a change of use within 25 years of the completion of the sale, 25% of the uplift in value will become payable to the current owner.

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.

Services

There are no services connected to the land, but mains water and electricity are connected to the residential properties that border the field.

Basic Payment Scheme

There are no Entitlements included with the sale and no other quotas are available with the land.

Timber, Sporting and Minerals

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

Boundaries

These are shown for identification purposes only outlined red on the enclosed plan.

Prospect purchasers should note that the entirety of the title is being offered for sale, although a section of the title to the west has been encroached on by the neighbouring properties. It is unknown how long this encroachment has been in existence.

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.

Environmental Stewardship Scheme

The land is not within an Environmental Stewardship Scheme.

Tenure and Possession

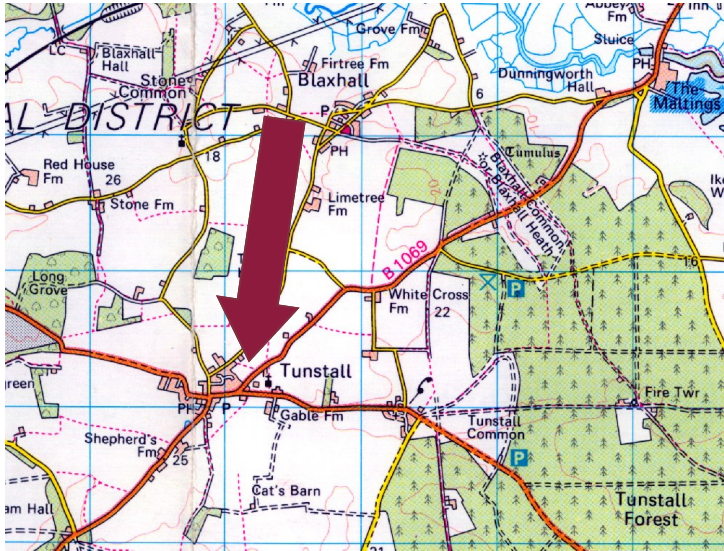
The land will be sold freehold with vacant possession given upon completion.

The land is registered under Title SK329934.



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent 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. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
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.



Directions

Heading north on the A12 come off at the Wickham Market/Framlingham slip road and turn right towards Campsea Ashe. Proceed through Campsea Ashe continuing along the road into Tunstall. At the T-junction adjacent to the Green Man pub, turn left and follow the road round. Take the next left down Snape Road and the land is located approximately 200 metres further down the road on the left. The field entrance will be marked by a Clarke & Simpson for sale board.

What3Words for Field Entrance:

///vision.deriving.overpaid



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