

**FOR SALE BY ONLINE AUCTION**  
*An attractive block of fenced  
permanent land extending to  
approximately 2.87 acres (1.16 ha).*

Guide Price  
£45,000 Freehold  
Ref: W505/H

Land at Farnham Road  
Snape  
Suffolk  
IP17 1QW



**FOR SALE BY TIMED ONLINE AUCTION**  
**- 14TH DECEMBER 2023**

Contact Us



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## **Method of Sale**

The property is offered for sale by Unconditional Timed Online Auction on 14th December 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 four weeks later, on 11th January 2024. 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.

## **Vendor's Solicitors**

The seller's solicitor is Louis Kirk at BG solicitors LLP, 25A Northgate, Louth, Lincs LN11 0LT. Tel: 01507 600610, Email: louis.kirk@bgsolicitors.com

We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## **Location**

The land is located in a rural location on the south west side of Farnham Road in Snape. Snape is a rural yet convenient village with easy access to the A12. This plot of land is situated adjacent to the road. Large hedgerows surrounding the field make this piece of land suitable for livestock or alternative uses, subject to planning permission. The village benefits from two pubs, together with a village hall and a primary school. The nearby town of Saxmundham and village of Campsea Ashe have services running to Lowestoft to the north and Ipswich to the south, which has connecting trains to London's Liverpool Street station. Snape Maltings, with its world famous concert hall, is just over 1 mile away.

## **Description**

The pasture extends to approximately 2.87 acres (1.16 hectares) and is offered for sale as a whole. It is shown for identification purposes outlined red on the enclosed plan. The land tinted blue on the Title Plan is subject to rights and these affect the registered land (see Legal Pack).

It provides an opportunity to purchase an enclosed block of permanent pasture situated in a rural setting. The whole perimeter of the land is fenced and the majority of the field is bordered by mature hedgerows. The land can be accessed directly off the public highway and is secured with a large wooden gate. The fenced field is divided in two, forming two paddocks of approximately 1.44 acres each.

The land is generally flat in topography with no sudden hills or unevenness.

The land is classified as Grade 3 on the MAFF 1:250,000 Agricultural Land Classification with a Newport 4 soil type, being a deep well drained sandy soil type.

## **Services**

We are advised that there are no mains services connected to the site.

## **Rights of Way, Wayleaves, Easements Etc.**

The land is sold subject to and with the benefit of all rights of ways, wayleaves and easements that may affect the land.

There are no known public footpaths affecting the land.

Please note a proportion of the land contains restrictive covenants which may affect the land. Further details are contained in the Legal Pack.

## **Timber, Sporting and Minerals**

All sporting rights, standing timber and mineral rights (except as reserves by statute or to the Crown) are included within the sale of the freehold.



### **Boundaries**

All boundaries are shown for identification purposes only outlined red on the attached plan. The 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.

### **Viewing**

At any time with particulars in hand, by prior arrangement with the Agents. All viewings are undertaken entirely at your own risk.

### **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 matter that may be or come into force.

### **Outgoings**

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

### **Basic Payment Scheme**

The land is not registered with the Rural Payments Agency for the Basic Payment Scheme.

### **Countryside Stewardship Scheme**

The land is not within a Countryside Stewardship Scheme.

### **Tenure and Possession**

The land will be sold freehold with vacant possession.

The land has the benefit of being registered with The Land Registry under Title Number SK362675.

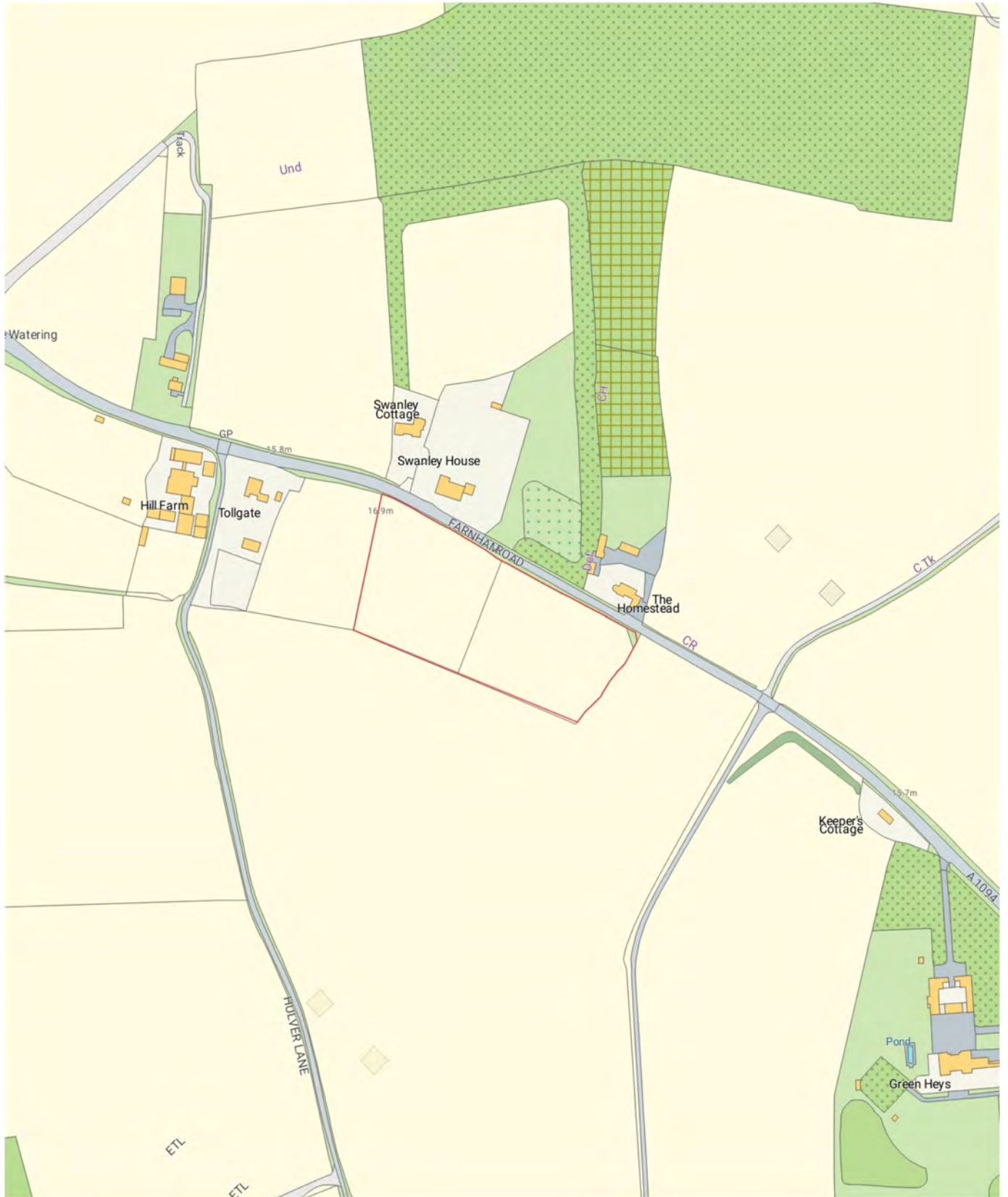




## NOTES

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.

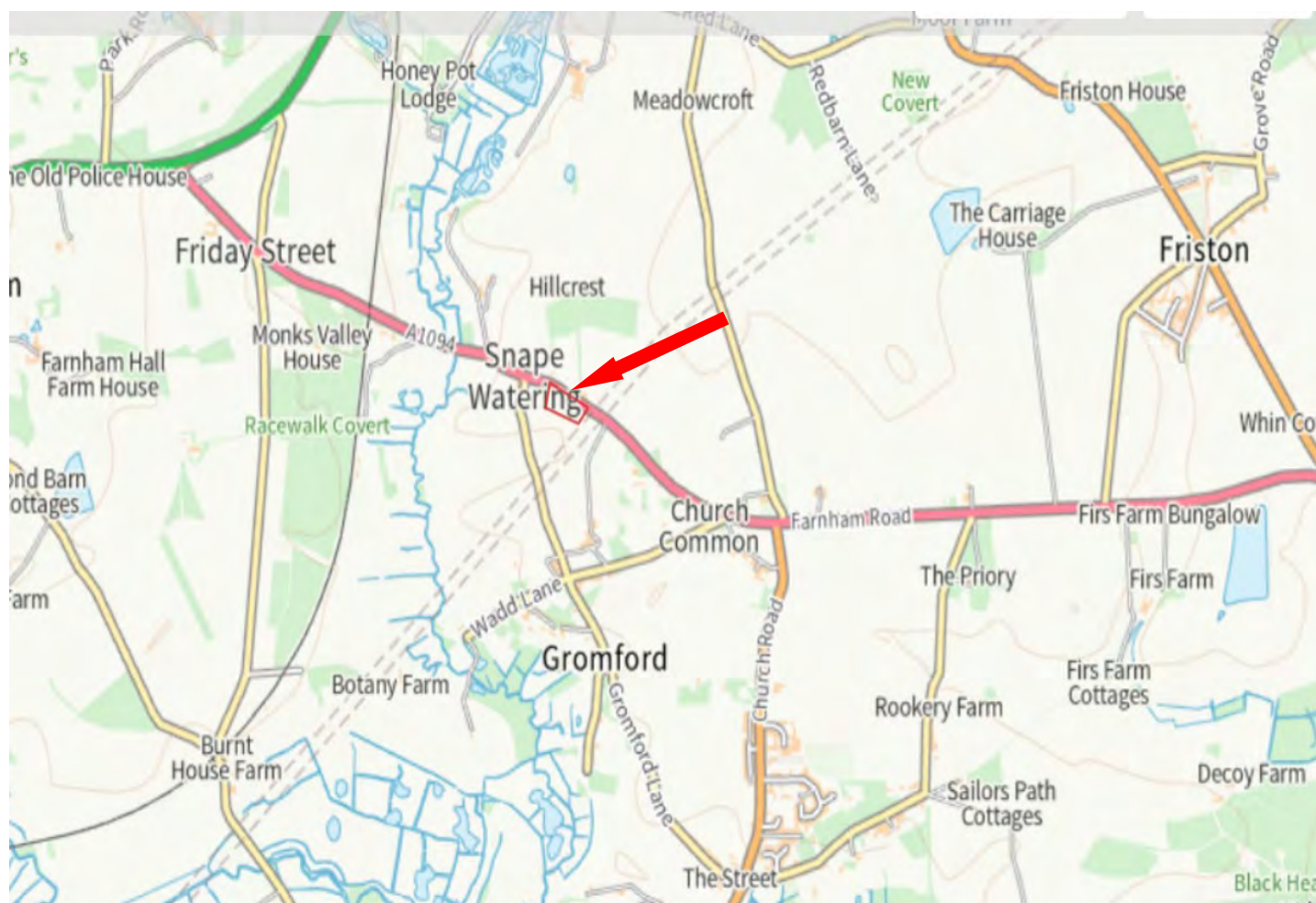




**Directions**

Exiting the A12 onto the A1094, proceed towards Aldeburgh. Continue along the A1094 past Snape Watering. Continue beyond Hulver Lane for approximately 350 yards where you will see Penacres House, opposite there is a small opening in the hedge and a gated fence; this is the entrance to the field. A Clarke and Simpson 'for sale' board is located on the gate.

What3words/// revamped.stretch.scrambles



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