

FOR SALE BY ONLINE AUCTION

An exciting opportunity to purchase an area of grassland/amenity land, extending to approximately 1.35 acres (0.55 hectares) located on the outskirts of Grundisburgh, near Woodbridge.

Guide Price
£15,000 Freehold
Ref: C1539/TN

Parsons Meadow
Grundisburgh
Woodbridge
Suffolk
IP13 6UY



An area of grassland extending to approximately 1.35 acres (0.55 hectares)

For Sale By Timed Online Auction - 27TH AUGUST 2024

Contact Us



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Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on the 27th August 2024 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 Luke Cain - Tel: 01473 350551. Email: Luke.Cain@barkergotelee.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

Parsons Meadow is situated within close proximity of the centre of Grundisburgh. This desirable village has an impressive church, primary school, excellent public house, village store and post office, delicatessen, doctors surgery and village playing fields with tennis courts. Grundisburgh is ideally located for both the historic market town of Woodbridge, approximately 3 miles to the south-east, as well as the county town of Ipswich, some 6 miles to the south-west. Direct trains from Ipswich to London's Liverpool Street station take just over an hour. Woodbridge is best known locally for its picturesque riverside setting with marina and associated boat services. It is also highly regarded for its good choice of schooling in both the state and private sectors. The town offers a variety of shops, restaurants, a cinema and theatre, and recreational facilities. The Heritage Coast lies within 20 miles and boasts popular locations such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold.

Description

The land comprises an area of grassland, predominantly bordered by a mature trees with access into the field from the bridleway to the west, located off Woodbridge Road. In total, the land extends to approximately 1.35 acres (0.55 hectares) and is shown for identification purposes outlined red on the enclosed plan.

The land is relatively flat in topography. The River Lark adjoins the eastern boundary of the property and the area has previously been used for grazing livestock. The land is shown as Grade 3 on the Defra 1:250,000 Series Agricultural Land Classification Map. There are no buildings on the land.

Historic Covenant

Prospective purchasers should note that the land will be sold with a historic covenant dated 8th February 1989 imposed by the St Edmundsbury and Ipswich Diocesan Board of Finance that states (amongst other things) that the land can only be used for agricultural purposes and no buildings nor development shall take place on the land.

A copy of the covenant is included within the legal pack.

Local Authority

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

Viewings

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

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.

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 has the benefit of being registered with the Land Registry under Title Number SK352333.

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

The land is not within an Environmental Stewardship Scheme.

Tenure

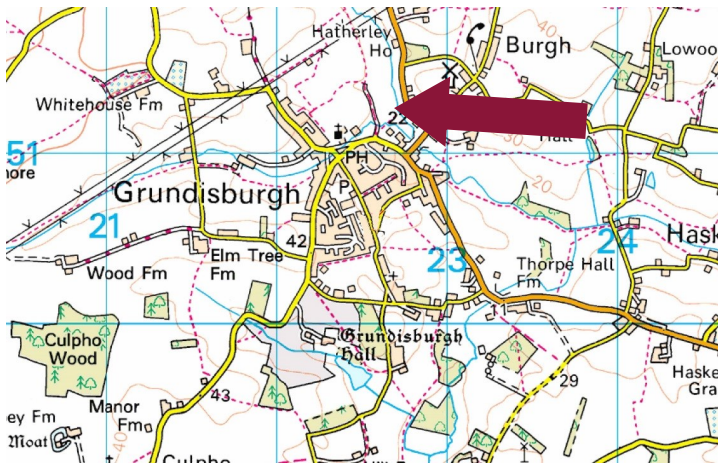
The land will be sold freehold. The land is registered under Title SK352333.



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 - £450 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.

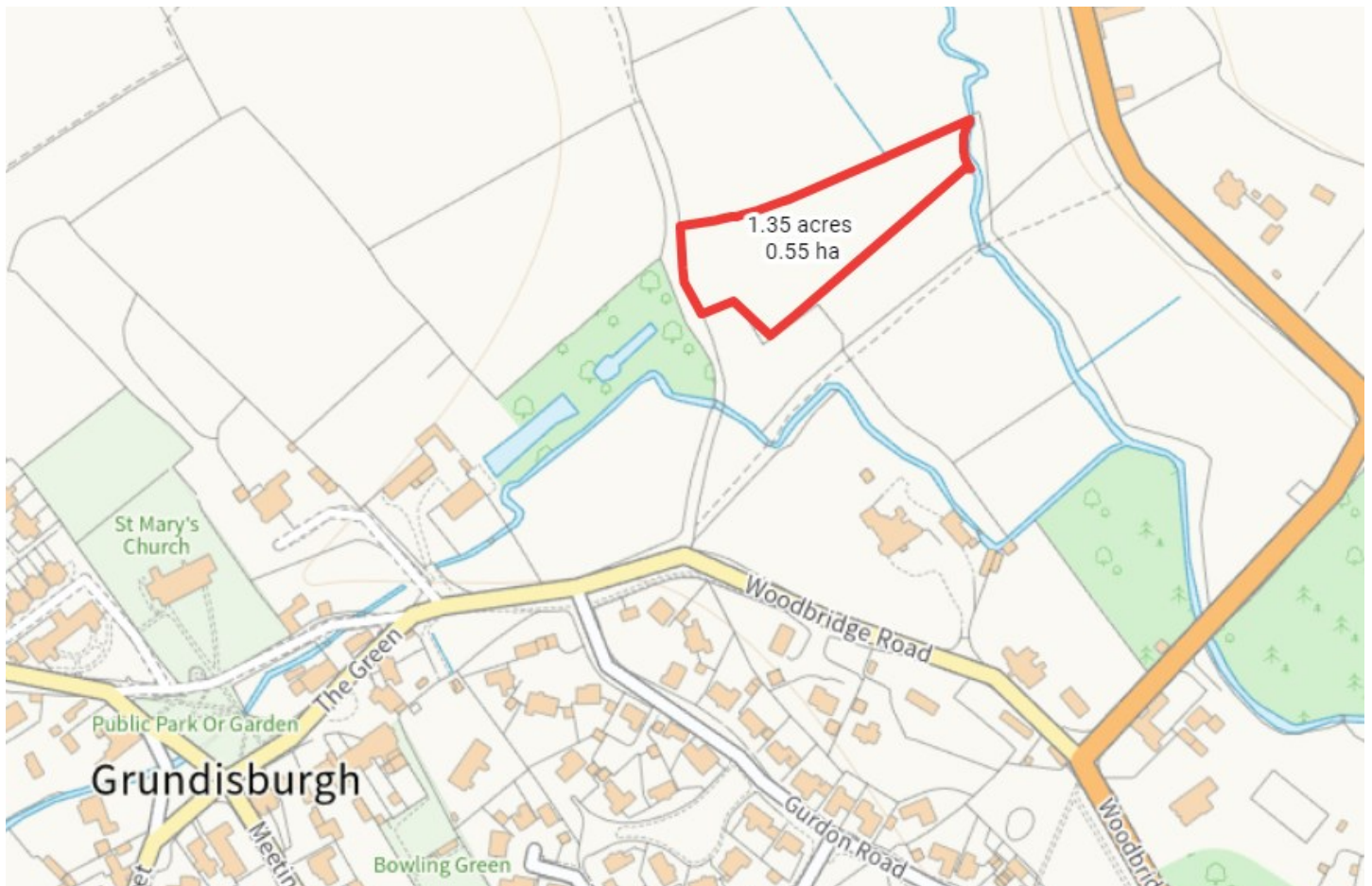
August 2024



Directions

From Woodbridge continue in a Westerly direction along the B1079 for approximately three miles. Take the turning on your left towards the centre of the village. The access track to the land will be located 200 metres after the junction on the right hand side. The entrance to the land is approximately 100 metres down the track and will be marked by a Clarke & Simpson for sale board.

What3Words for Field Entrance:
///tunnel.stove.oils



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