

16.48 ACRES (EST.) OF PRODUCTIVE ARABLE LAND

SITUATED ON THE BOUNDARY OF THE VILLAGES OF
CHEDBURGH AND REDE IN SUFFOLK



FOR SALE IN ONE LOT

FREEHOLD WITH VACANT POSSESSION
SUBJECT TO SURVEY & CONTRACT

GUIDE PRICE:
£195,000

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LOCATION

The land is situated on the boundary of the villages of Chedburgh and Rede in Suffolk, as identified on the Location Plan and in the Directions, with a for sale board on the site.

The market town of Bury St Edmunds lies approximately 6 miles to the north of Chedburgh and Rede and the A14 trunk road is within easy reach providing access to Cambridge to the west and Ipswich to the east.

METHOD OF SALE

The freehold is being offered for sale by private treaty as a whole, as defined by the Site Plan. Depending on the level of interest received best and final offers may be requested, therefore potential purchasers are advised to register their interest in the property with the Selling Agent beforehand.

DESCRIPTION

The freehold comprises one enclosure of productive arable land extending to approximately 16.48 acres (6.67 hectares), as identified and shown outlined in red on the Site Plan (for identification purposes only) and as described in the schedule below:-

Description	Acres	Ha	2016 Cropping	2017 Cropping	2018 Cropping
Arable	16.48	6.67	WB	WB	WB

The land classified by Cranfield Soil and AgriFood Institute, as being primarily Soilscape 9: Lime-rich loamy and clayey soils with impeded drainage and is suitable for growing cereals and other arable crops, as well as for temporary grass or permanent pasture.

ACCESS

The land has access from the A143 public highway via a shared concrete surfaced roadway, whereby a right of way has been granted to the north eastern boundary of the land over and along the portion of the driveway shown coloured brown on HM Land Registry Plan SK134672 with a further right of way over and across the grass margin coloured yellow on HM Land Registry Plan SK134672. The rights granted for this land can be found in the Register Extract for HM Land Registry Title Number: SK134672, which is available on request from the Selling Agent.

There is no requirement by the owner of the concrete roadway for a contribution from the purchaser towards future maintenance costs.

LAND REGISTRY PLAN SK134672



TENURE AND POSSESSION

The land is offered for sale Freehold with Vacant Possession on completion. There will be no holdover required.

BASIC PAYMENT SCHEME ENTITLEMENTS

The land is not registered on the Rural Land Register and there will be no Basic Payment Scheme Entitlements included in this sale.

TENANTRIGHT

There will be no charge for Tenantright nor any offset for dilapidations.

OVERAGE

The freehold will be sold subject to the terms of an Overage Clause, whereby the vendor will retain 50% of any uplift in value of all or part of the site in the event that planning consent is obtained for change of use of the freehold for a period of 30 years from the date of transfer of the freehold ownership. The Overage Clause will be triggered upon implementation of the Planning Consent or sale, whichever is the earlier.

For the avoidance of doubt, if the land is used for agriculture or equestrian purposes, the Overage Clause will not be triggered.

TOWN PLANNING

Applicants are advised to make their own planning enquiries with the Local Planning Authority concerning alternative use(s) of the site.

No planning applications have been made by the current owner for the change of use of the freehold.

SPORTING RIGHTS

The Sporting Rights (such as they are) are included in the sale. The Selling Agents are unaware of any fishing rights granted to third parties.

ENVIRONMENTAL AND STATUTORY ISSUES

We are unaware of any breaches of Environmental or Statutory Laws and Regulations.

CONTAMINATED LAND AND HAZARDOUS MATERIALS

We are unaware of any practices which have been carried out which could give rise to contaminated land and we are assuming that there has been no slurry, toxic material or carcass contamination of the freehold. The value of the freehold is not adversely affected by environmental issues.

STATUTORY DESIGNATIONS

The land lies within a Nitrate Vulnerable Zone.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is subject to all public and private existing Rights of Way, drainage, water, electricity supplies and all other rights and obligations, quasi easements and wayleaves whether referred to in these particulars or not.

OUTGOINGS

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

EXCHANGE OF CONTRACTS

Exchange of contracts will take place as soon as possible with a 10% deposit payable and completion will be 28 days later.

VENDOR'S SOLICITORS

Gross & Co Solicitors, 83 / 84 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1LN
Telephone: 01284 763333

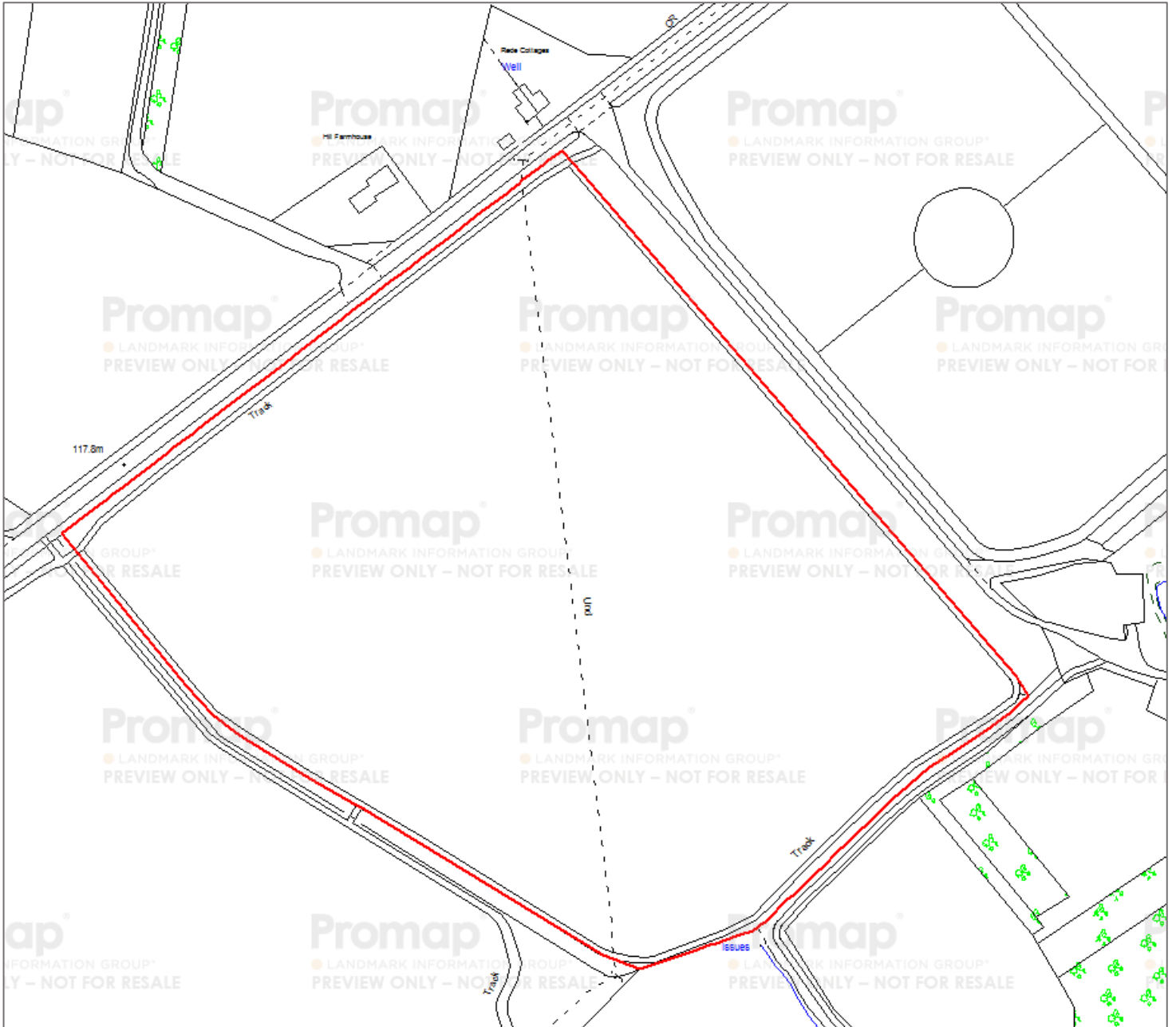
VIEWING

At any time during daylight hours carrying a set of the Sale Particulars.

PLANS, SCHEDULES AND AREAS

These have been prepared as carefully as possible with boundaries shown as outlined on the plan included in these particulars for identification purposes only.

SALE PLAN

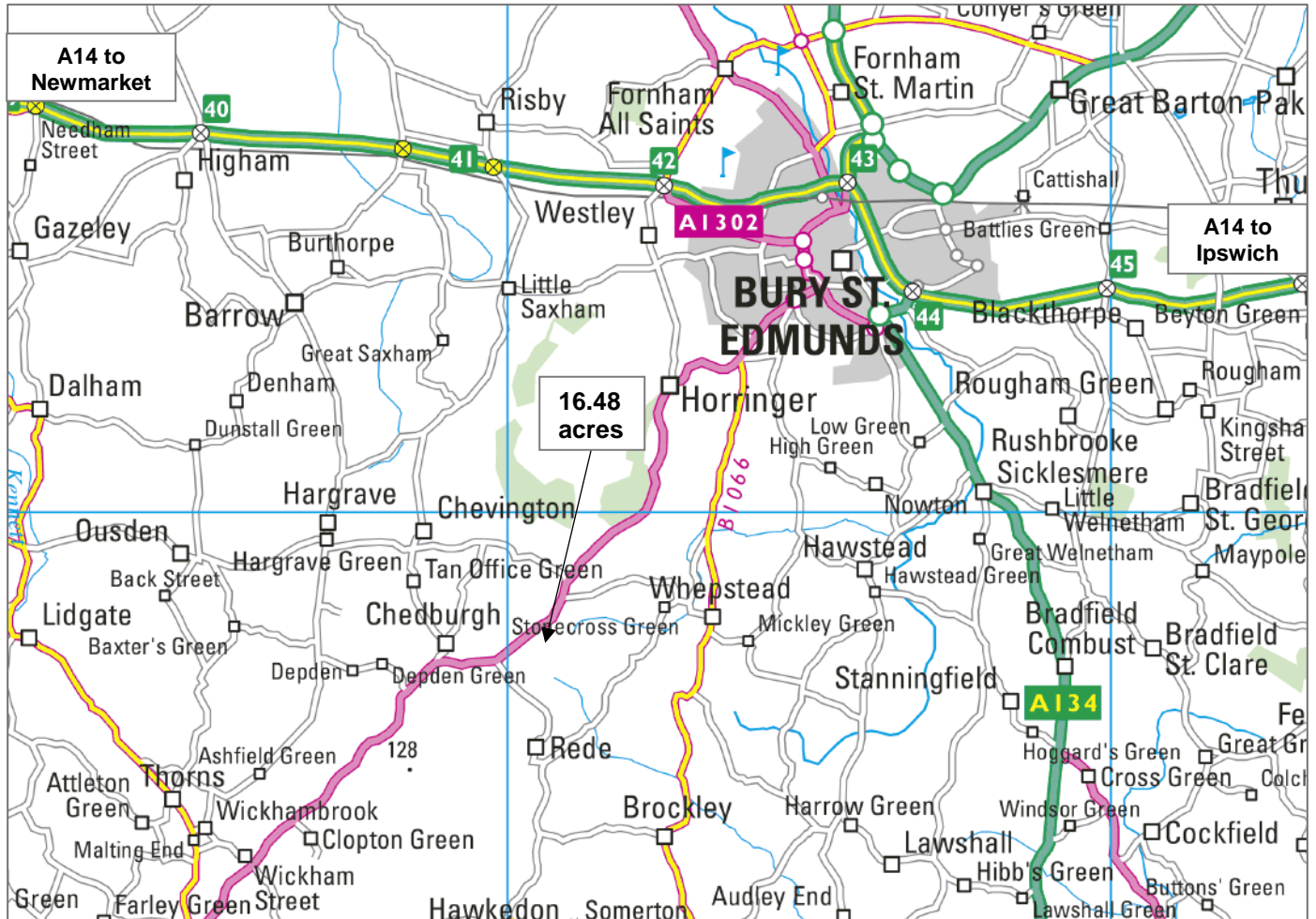


DIRECTIONS

The land will be found on the left hand side of the A143 heading from Horringer to Chedburgh, as indicated on the Location Plan and marked with a Sale Board.

Post Code: IP29 4UG

LOCATION PLAN



IMPORTANT NOTICE

1. These particulars are a fair and accurate general outline only for the guidance of the intending Purchasers and do not constitute an offer or contract or any part of an offer or contract.
2. All descriptions, dimensions, reference to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Peter Crichton for the accuracy of individual items. Intending Purchasers should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of rooms or buildings should be checked. Metric/imperial conversions are approximate only.
3. Intending Purchasers should make their own independent enquiries regarding use or past use of the Property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase.
4. Peter Crichton and any person in his employment does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representations or warranty in relation to this property. No responsibility is taken by Peter Crichton for any error, omission or mis-statement in these Particulars.
5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers in inspecting the Property, making further enquiries or submitting offers for the Property.
6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.
7. These Particulars were prepared in September 2018 1st Edition.

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