

BUILDING SURVEYORS

ESTATE MANAGEMENT

# CLARKE & SIMPSON

ESTATE AGENTS

CHARTERED SURVEYORS

Reference: C1109/D

*7.63 acres (3.09 hectares) of amenity land with the benefit of double road frontage and situated in a very prominent position within this most desirable East Suffolk village*



**Land adjoining School Hill and Rectory Road,  
Kettleburgh, Woodbridge, Suffolk**

**GUIDE PRICE: £60,000**

**FOR SALE BY AUCTION**

(Unless previously sold)

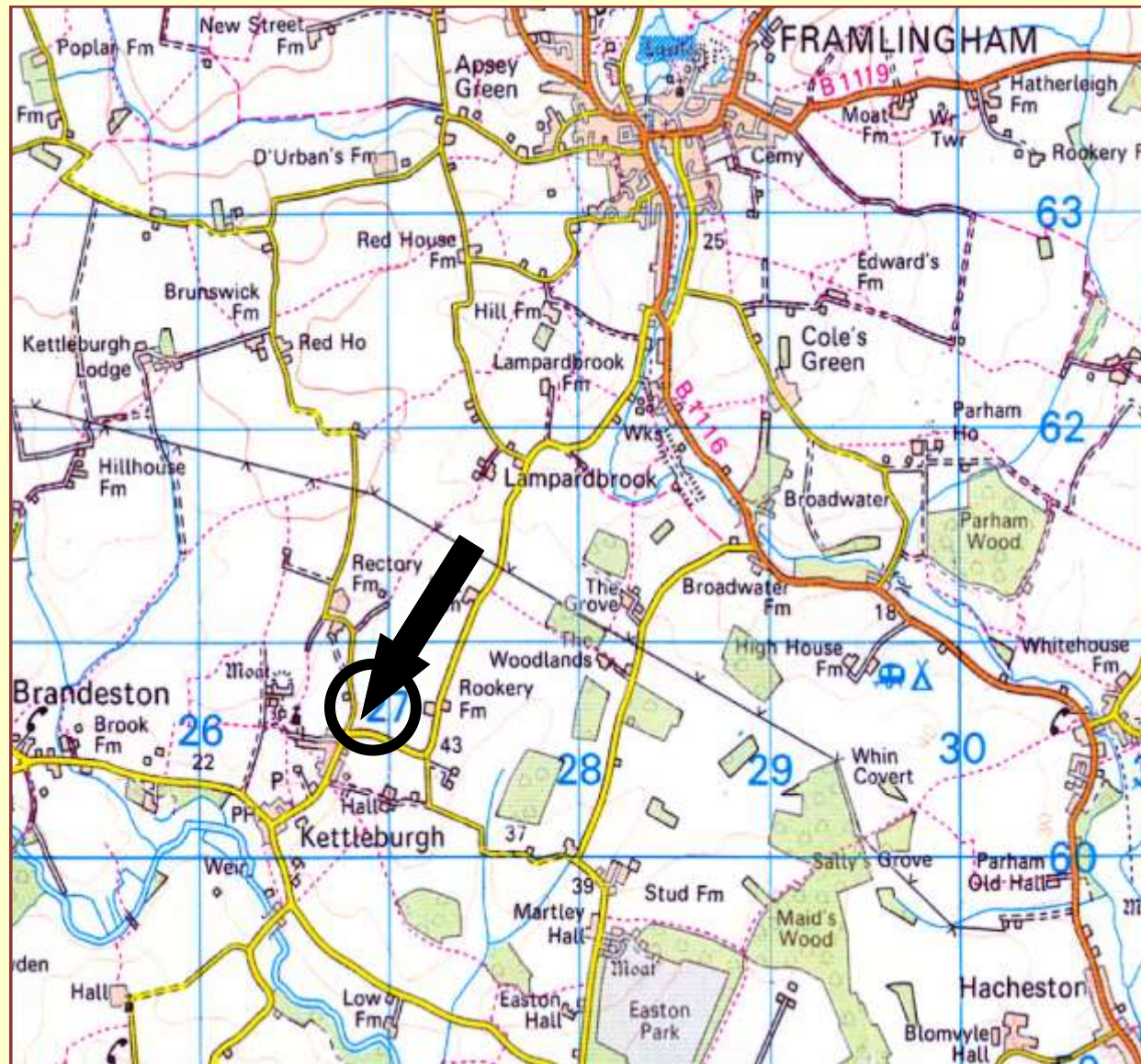
**TO BE HELD AT 6.00PM ON WEDNESDAY 7TH JULY 2010  
AT SECKFORD HALL, NEAR WOODBRIDGE, SUFFOLK, IP13 6NU**

*jdurrant@clarkeandsimpson.co.uk*

Telephone 01728 724200 Fax 01728 724667

Well Close Square, Framlingham, Suffolk, IP13 9DU

**www.clarkeandsimpson.co.uk**



**Need a survey, planning advice or architectural drawings?**

If so, we would be pleased to assist — please call Roger Horton MRICS for Building Surveys, or Rob Pearce RIBA for planning and architectural work on **01728 621200**.





# PLAN



For identification purposes only - Do not scale



### **METHOD OF SALE**

We are instructed to offer the land for sale by Auction at 6pm on Wednesday 7th July 2010 at Seckford Hall, near Woodbridge, unless previously sold. For our client to accept an offer prior to the auction, a premium price would have to be put forward and the purchaser would be required to sign the contract in the offices of Clarke & Simpson and put down a 10% deposit well in advance of the auction date. Whilst any offers will be considered prior to the auction, our client is under no obligation to accept them.

If the land is sold in the auction room, the respective contract will be signed immediately and the purchaser will put down a 10% deposit, completion taking place no more that 28 days later.

We advise that the prospective purchasers put their solicitors in touch with the Vendor's solicitors to make any enquiries before the auction. A full legal pack of information will be available in due course and prospective purchasers should inform the Vendor's solicitors if they wish to receive these.

### **LOCATION**

The land is situated in a very pleasant rural setting at the end of The Street, Kettleburgh, which is only two miles from the Market Town of Framlingham and 12 miles north of the County Town of Ipswich.

### **DESCRIPTION**

The land, which was formerly part of Rookery Farm, Kettleburgh extends to approximately 7.63 acres (3.09 hectares) and provides an excellent opportunity to purchase a most attractive area of amenity land situated close to the village centre of Kettleburgh.

The land is shown for identification purposes only outlined red on the enclosed plan. Although previously farmed under an arable rotation, the field has been laid down to grass for a number of years and has been regularly grazed by cattle and most recently cut for hay. The land is provisionally classified as Grade II under the DEFRA 1:250,000 Land Classification Map. It is bordered on all sides by some very attractive and mature trees and hedgerows. It is understood that the land is well drained, but there are no plans available.

The land currently lies very close to the Physical Limits Boundary of the village (as identified by the Suffolk Coastal District Council Local Plan) and also has the benefit of a double road frontage as it adjoins both School Hill and Rectory Road, Kettleburgh. The land is currently accessed directly off School Hill and the location of the field entrances are clearly shown on the plan. It must be noted that the entrances are currently fenced as the current owner has accessed the field from the adjoining land.

The land has the benefit of a water supply from the neighbouring land and this is located at point 'A' on the plan. If a purchaser wishes to have the use of this water supply, it will be a condition of the sale that they will need to install a sub-meter at point 'A' upon completion.

### **DIRECTIONS**

Proceed out of Framlingham in a southerly direction and take the first turning on the right, signposted Kettleburgh and Brandeston and continue for approximately two miles. Coming down the hill into Kettleburgh, the land is situated on the right immediately adjacent to School Hill and Rectory Road.

## **VENDOR'S SOLICITORS**

Messrs Taylor Vinters, Merlin Place, Milton Road, Cambridge CB4 0DP. For the attention of Mrs Andrew Williamson Telephone 01223 423444, Fax 01223 4234860. Email: andrew.willaimson@taylorvinters.com

## **VIEWING**

At any reasonable time, with particulars in hand, by arrangement with the Agents first. All viewings take place at the viewer's own risk.

## **RIGHTS OF WAY, WAYLEAVES ETC.**

The property is sold subject to and with the benefit of all Wayleaves, Easements and Rights of Way that may affect the land. There are electricity lines traversing the land however, there is not thought to be any Rights of Way affecting the land.

## **TIMBER, SPORTING AND MINERALS**

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

## **BOUNDARIES**

All boundaries shall be as previous 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.

## **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.

## **QUOTAS AND SINGLE PAYMENT SCHEME**

The land is not registered under the Single Payment Scheme and there will be no Entitlements under the Single Payment Scheme available to the purchaser and no other quotas shall be sold with the land.

## **TENURE**

The land is being sold freehold with vacant possession. The land has the benefit of being registered with the Land Registry and the Title Number SK309593

## **IMPORTANT NOTE**

The field immediately adjoining to the North is also for sale at the auction on July 7th albeit the land is in different ownership



## **USEFUL CONTACTS**

**Environment Agency**  
Cobham Road  
Ipswich  
Suffolk  
IP3 9JE  
Tel: 01473 727 712

**District Council**  
Suffolk Coastal District Council  
Council Offices  
Melton Hill  
Woodbridge, Suffolk  
Tel 01394 383789

**DEFRA**  
Block B, Government  
Buildings,  
Brooklands Avenue  
Cambridge CB23 2DR  
Tel 01223 462727

NOTE: 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. Any distances and measurements which are given are approximate only.