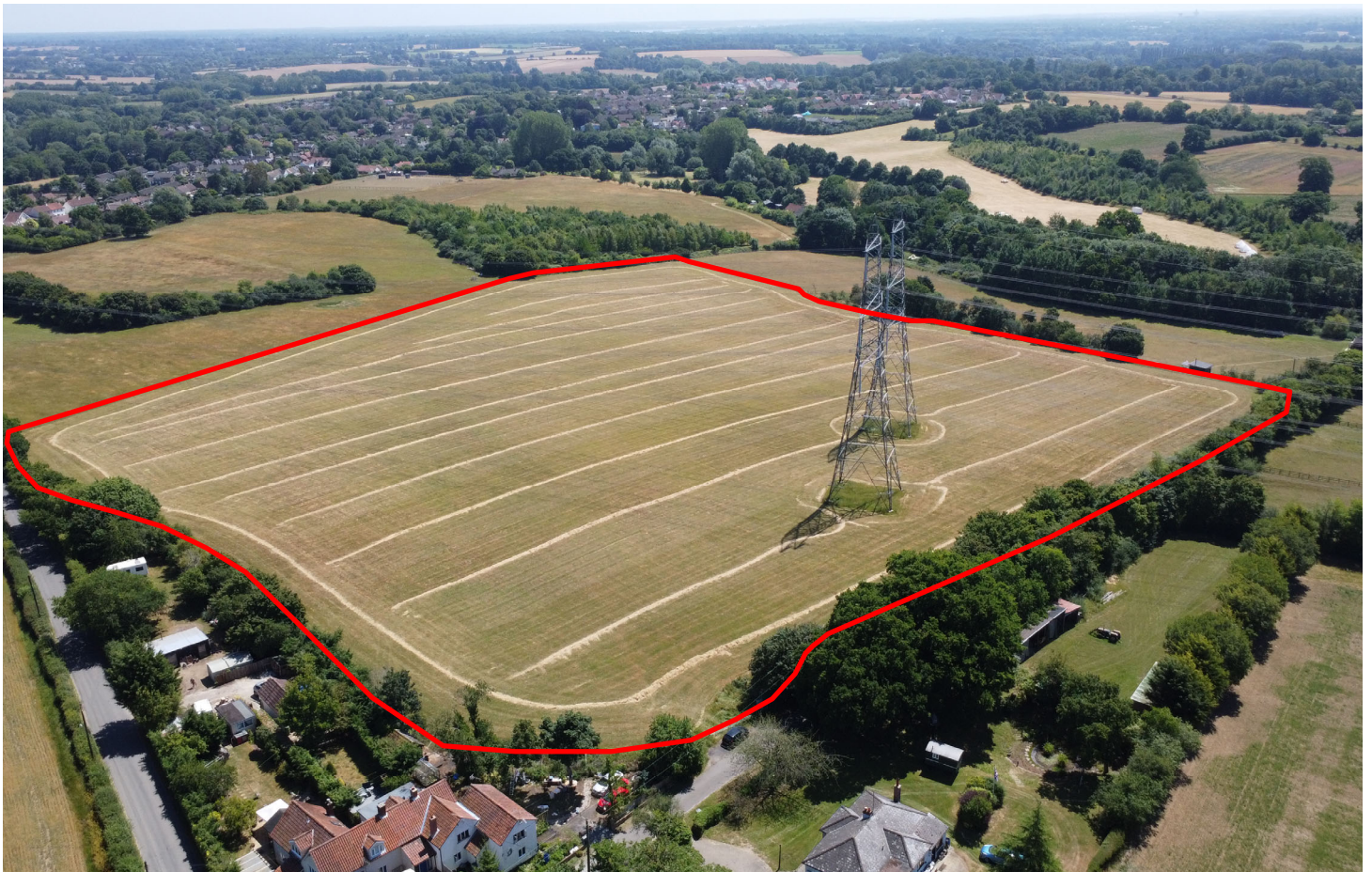


An exciting opportunity to purchase an area of grassland/amenity land, extending to 13.92 acres (5.63 hectares) located on the outskirts of the popular village of Grundisburgh

Guide Price
£145,000 Freehold

Land Adjoining
Stoney Road &
Gull Lane
Grundisburgh
Woodbridge
IP13 6RG



For sale freehold with vacant possession.

Contact Us



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Introduction

The land, which adjoins Stoney Road and Gull Lane, Grundisburgh, extends to approximately 13.92 acres (5.63 hectares). The property provides purchasers with the opportunity to acquire an area of grassland in a convenient location, just north of Ipswich, and west of the desirable market town of Woodbridge.

Method of Sale

We are instructed to offer the land by private treaty, inviting offers for the land, with the intention of achieving exchange of contracts as soon as possible with completion expected to take place four weeks thereafter.

A deposit of 10% of the purchase price will be payable on exchange of contracts. The land is for sale freehold, with vacant possession being given upon completion.

Vendor's Solicitor

Barker Gotelee. 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk, IP5 3RF. Telephone: 01473 611211. Contact Name: Sam Read. Email: Sam.Read@barkergotelee.co.uk

Location

The land is situated in a pleasant elevated rural location on the outskirts of the popular village of Grundisburgh.

Grundisburgh, which has a village store, public house and primary school, is situated only four miles from Woodbridge and approximately six miles from the County Town of Ipswich. The Heritage Coast lies within 12 miles with popular centres such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold all within easy reach.

Description

The land comprises an area of grassland, bordered predominantly by mature trees and hedgerows and with the benefit of road frontage on two sides. There is an access gate directly onto Gull Lane on the western boundary. In total, the land extends to approximately 13.92 acres (5.63 hectares) and is shown for identification purposes outlined red on the enclosed plan.

The land benefits from a gentle north-to-south gradient and has a history of use for livestock grazing—predominantly sheep. Well-defined boundaries are established with livestock fencing, offering immediate suitability for agricultural use.

Mature trees and hedgerows along the northern and western boundaries provide excellent natural shelter and shade. The land is classified as a mixture of Grade 2 and Grade 3 on the Defra 1:250,000 Agricultural Land Classification Map. According to the Soil Indices of England and Wales, the soil comprises lime-rich loamy and clayey textures—well suited to sustaining healthy, productive pasture. There are no buildings on the land.

Viewings

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

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. There is two electricity pylons situated on the land, the payment of which has previously been capitalised. There are no public rights of way across 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 SK148716.

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 no Sustainable Farming Incentives (SFI).

Tenure and Possession

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



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. 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, building contents or building regulations have been applied for or approved.
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.

July 2025



Directions

From the A12 Woodbridge bypass, take the B1079 (adjacent to Wyvale Garden Centre) and continue on this road through to Grundisburgh turning left into the village centre. Passing the village shop and public house, take the first turning right into Stoney Road. Follow Stoney Road for approximately half a mile and the land will be on your left, as identified by the Clarke & Simpson For-Sale board.

What3Words: ///submit.stages.sculpture

