

*An attractive and picturesque parcel  
of grassland and woodland  
extending to 15.53 acres (6.28 ha)  
located in Wangford, near  
Southwold, adjacent to the River  
Wang.*

Guide Price  
£145,000 Freehold  
Ref: W614/W

Land at  
Hill Road  
Wangford  
Suffolk  
NR34 8AR



Available for sale as a whole.

Contact Us



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## Method of Sale

We have been instructed to offer the property for sale by private treaty inviting offers for the whole with the intention of achieving exchange of contracts as soon as possible with completion by agreement. A deposit of 10% of the purchase price will be payable on exchange of contracts.

## Vendor's Solicitors

Mantins Solicitors and Notaries, 23A High Street, Southwold, Suffolk IP18 6AD, attn Katherine Hopkins, tel. 01502 724750, email [Katherine@mantins.co.uk](mailto:Katherine@mantins.co.uk)

## Location

The land is situated south of the village of Wangford, south east of Beccles and west of Southwold and is directly accessed from the public highway, Hill Road. The land is approximately 1.5 miles from the centre of Wangford and 5 miles from the centre of Southwold. Southwold is a seaside town situated at the mouth of the River Blyth in an Area of Outstanding Natural Beauty. There are plenty of amenities in Southwold including the pier, restaurants and a school.

## Description

In total the land extends to 15.53 acres (6.28 ha) and is split into 8.35 acres of woodland and 7.17 acres of permanent grassland with a grass track around the perimeter of the land. The woodland comprises a number of mature oak, elm and poplar trees.

The land can be accessed through a good sized double gateway to the south and this is the only access into the land. There are two ditches, one of which runs from north to south and another running west to east.

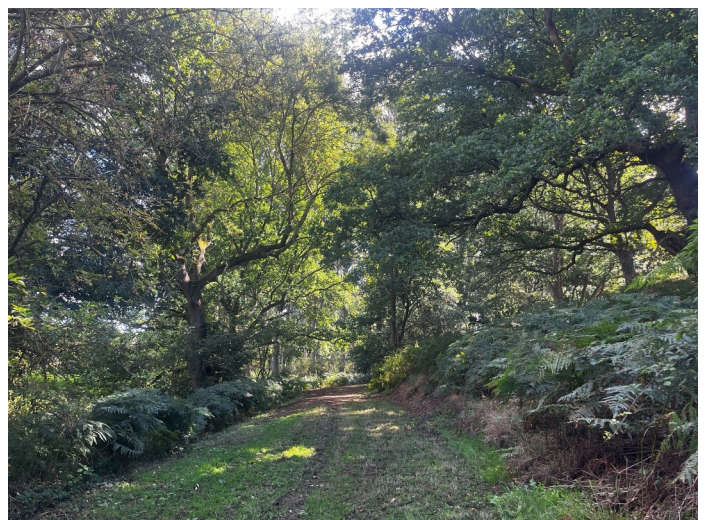
The southern boundary of the land is bordered with wooden post fencing while the eastern boundary comprises mature hedging. There is a narrow hedge on the northern boundary and the western boundary is adjacent to mature woodland trees. The western boundary is bordered by the River Wang.

The land is within Flood Zones 3 and 1. The area of woodland is within Flood Zone 3, with a high probability of flooding. The majority of the grassland is within Flood Zone 1 with a low probability of flooding.

There are no buildings erected on the land.

The land is classified as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Map and is of the 1025 (Mendham) Soil Association which is described as *'deep peat soils associated with clayey over sandy soils, in part very acid. High groundwater levels. Risk of flooding.'*

The land is shown for identification purposes outlined in red on the enclosed plan.



## Services

There are no services connected to the land.

## Viewings

At any reasonable time, with particulars in hand, subject to prior notification to the selling agent. Please contact Darcey Wilson on [dwilson@clarkeandsimpson.co.uk](mailto:dwilson@clarkeandsimpson.co.uk). We ask that you be as vigilant as possible for your own personal safety when making an inspection of the property.

## 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.

## Timber, Sporting and Minerals

All standing timber rights (except as reserved by statute or to the Crown) are included within the sale of the freehold. The sporting rights are reserved to an historic owner - see note below.

## Outgoings

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

## Boundaries

Boundaries are shown for identification purposes only outlined in red on the enclosed plan. Purchasers should satisfy themselves with regard to these and no error, omission or misstatement will allow the purchaser to rescind the contract nor entitle either party to compensation thereof.

The land is registered under title SK237086.

## Covenant

There is a restrictive covenant on the land whereby the shooting rights for the land are reserved to the former owner, Royal Exchange Assurance and Others (1951 Vendor). The current Vendor understands that these rights have not been exercised.

## Town and Country Planning

The property is sold subject to any development plans, Tree Preservations Orders, Ancient Monument Orders and Town and Country schedules or other similar matters as may be or come into force.

## VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such VAT shall be payable by the purchaser in addition to the contract price, although it is not anticipated by the seller.

## Tenure and Possession

The land is offered for sale freehold with vacant possession upon completion.



## 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

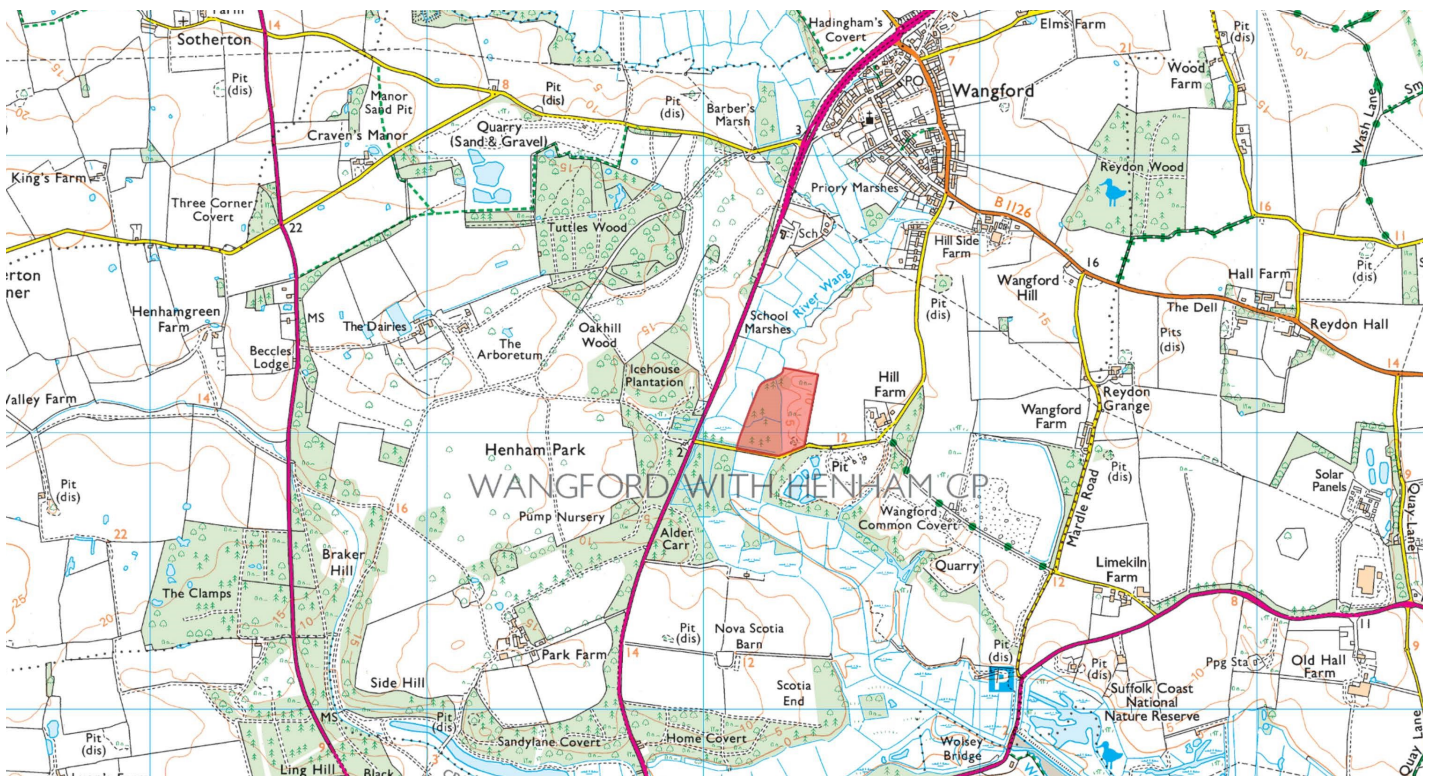




## Directions

From Lowestoft, travel along the A12 towards Southwold until you enter Wangford. Continue along the Wangford bypass for approximately 1.2 miles and turn left into Hill Road which is a narrow lane with several passing place. After approximately 150 yards pass a narrow bridge spanning the River Wang and the land is immediately on your left, indicated by a Clarke and Simpson For Sale board. The nearest postcode is NR34 8AR

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