

A parcel of woodland extending to 0.92 acres (0.37 ha) located to the north of Wattisham, outside the village of Ringshall.

Guide Price
£25,000
Freehold
Ref: W558(H)

Land at
Bildeston Road
Ringshall
Suffolk
IP14 2LY



For sale freehold, with vacant possession as a whole.

Contact Us



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Introduction

The land at Bildeston Road, Ringshall provides an interesting opportunity to purchase woodland in a popular area of Suffolk. The land extends to 0.92 acres (0.37 ha) and is for sale as a whole.

Method of Sale

We are instructed to offer the land 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

Barker Gotelee, 41 Barrack Square, Martlesham Heath, Suffolk IP5 3RF. Contact: Miles Coates, Tel. 01473 350572, Email: miles.coates@barkergotelee.co.uk.

Location

The land is located west of the village of Ringshall, south west of Needham Market and is accessed directly from the public highway, off Bildeston Road within close proximity to Wattisham Airbase. The land is located approximately 5 miles from the centre of Needham Market.

Description

In total the land extends to approximately 0.92 acres (0.37 ha) and is offered for sale as a whole. The land comprises mature trees with a grass track running through from the entrance into the woodland. There is a small moat on the western boundary which is bordered by mature hedging.

The land is accessed directly off the public highway from Bildeston Road, via a grass track which is shown shaded purple on the attached plan. There are no buildings or structures erected on the land.

The land is shown as being Grade 3 on the DEFRA 1:250,000 Series Agriculture Land Classification Map and is of the 711t Beccles 3 Soil Series Association which is described as '*slowly permeable seasonally waterlogged fine loamy over clayey soils and similar soils with only slight seasonal water logging. Some calcareous clayey soils especially on steeper slopes.*'

The land is shown for identification purposes only, edged red on the attached plan.

Services

There are no services connected to the land.

Viewings

At any reasonable time, with particulars in hand, by prior arrangement with the Agents. Please contact Darcey Wilson, tel. 01728 724200 or dwilson@clarkeandsimpson.co.uk to make the necessary arrangements. Please note viewings take place entirely at the risk of the viewer.

Rights of Way, Wayleaves, Easements Etc.

The property is sold subject to and with the benefit of all rights of ways, wayleaves and easements that may affect the land.

There is a right of way over the track shown shaded purple on the enclosed plan. The purchaser will be granted a right of way over the track at all times and for all purposes.

Timber, Sporting and Minerals

All sporting rights, standing timber and mineral rights (except as reserved by statute or to the Crown) are included within the sale of the freehold.

Environmental Schemes

There are no environmental schemes on the land.

Outgoings

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

Boundaries

All boundaries 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 is registered with the Land Registry under title no. part SK234058

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 as may be or come into force.

VAT

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

Tenure and Possession

The land is sold freehold with vacant possession.

Local Authority

Babergh Mid Suffolk Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX



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.

November 2024



Directions

Travelling on the B1113 from Needham Market, turn right onto Barking Road. Continue for 2 miles and turn right onto Hascot Hill Road. Continue to the T-junction and turn left onto Valley Road. Continue until you reach a turning for Straight Road on the left. Continue into Battisford Tye and turn left onto Mill Road. At the end of the road turn left onto Bildeston Road. The land can be found on the right hand side as indicated by the Clarke and Simpson for sale board.

The What3words locations is as follows: //bucket.summit.jacket



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