



LAND AT BILDESTON

B1115, Bildeston, Suffolk IP7 7EF

36.99 Acres (14.97 Hectares)



KEY POINTS

- Strategically located agricultural land extending to approximately 37 acres
- Single parcel of arable land with benefit of road frontage.
- Direct access onto B1115 and just 300m from the centre of Bildeston.
- Guide Price: £400,000



DESCRIPTION

Agricultural land extending to approximately 36.99 acres (14.97 hectares) as delineated in red on the accompanying plan for identification purposes. The parcel of land is situated to the northwest of the picturesque village of Bildeston and is registered with HM Land Registry under Title Number SK165319.

The land benefits from direct access to the B1115 public highway, providing excellent connectivity. Historically, the land has been cultivated in a well-managed rotation of cereals, sugar beet, and is currently cropped with beans. This agricultural parcel comprises a single, cohesive arable field, predominantly enclosed by mature hedgerows and trees, which offer a natural boundary. Additionally, the eastern boundary of the field is lined by a stewardship scheme, enhancing its environmental value and biodiversity. Access to the land is facilitated by a short gravel track leading directly off the B1115, ensuring ease of entry for agricultural machinery.

The strategic location of this land, adjacent to the village of Bildeston, presents an opportunity for a long-term investment.

LOCATION

The land is situated within Babergh District Council and is located immediately to the north west of the village of Bildeston. The land is approximately 5 miles north west of the town of Hadleigh, 6 miles south west of Stowmarket, 9 miles north east of Sudbury and 11 miles west of Ipswich.

TENURE

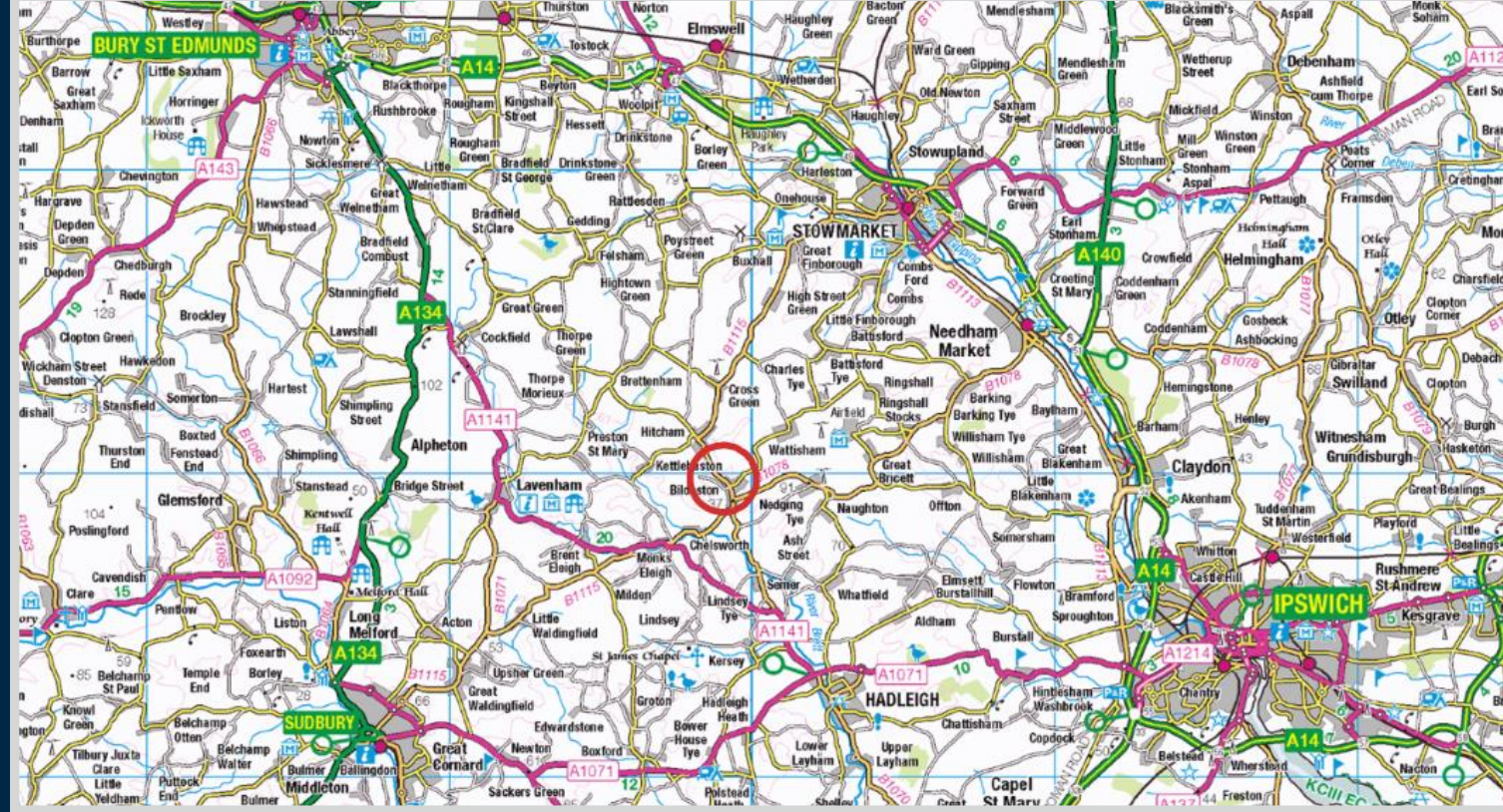
The land is offered for sale with the benefit of vacant possession.

CONTRACTS

It is intended that an exchange of contracts will take place within 28 days of the Buyer's solicitor being presented with the Contract Pack. Completion will take place 28 days thereafter or earlier by agreement. A 10% deposit will be payable on exchange of contracts.

BASIC PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES

Part of the land has been entered into a Countryside Stewardship Scheme, which will expire on 31st of December 2025. No rights to any Basic Payment Scheme Payments are included in the sale.



NATURAL CAPITAL

The land does not form part of any statutory designations, providing an opportunity for biodiversity enhancements, including BNG and/or carbon offsetting.

PLANS, AREA AND BOUNDARIES

The boundaries are based on the Ordnance Survey and Land Registry and are for reference only. The Buyer will be deemed to have full knowledge of all boundaries and any error or mistake shall not be the responsibility of the Seller or entitle any party to compensation in respect thereof.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and minerals rights, in so far as they are owned over the freehold of the property, are included in the sale.

METHOD OF SALE

The land is offered for sale as a whole by Private Treaty.

LOCAL AUTHORITY

Babergh District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX.



WAYLEAVES EASEMENTS AND RIGHTS OF WAY

There is a public right of way that runs along the entirety of the eastern boundary of the property. The property is sold subject to or with the benefit of all wayleaves, easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not.

VAT

Should the sale of the land, or any right attached to it become a chargeable supply for the purpose of VAT, such VAT shall be payable by the purchaser in addition to the contract price.

COVENANTS, OVERAGE AND RESTRICTIONS ON USE

The land will be sold subject to any covenants, overage and restrictions, whether mentioned in these particulars or not.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly via prior appointment with the Seller's agent, Landbridge. Unaccompanied viewings may be permitted by prior arrangement with particulars in hand and during daylight hours only.

HEALTH AND SAFETY

All viewers are asked to be mindful of any potential hazards on the property, especially around fencing or any open water. All viewers enter the property at their own risk. The Sellers and their agent will not be responsible for any potential injuries arising from a viewing.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Selling Agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

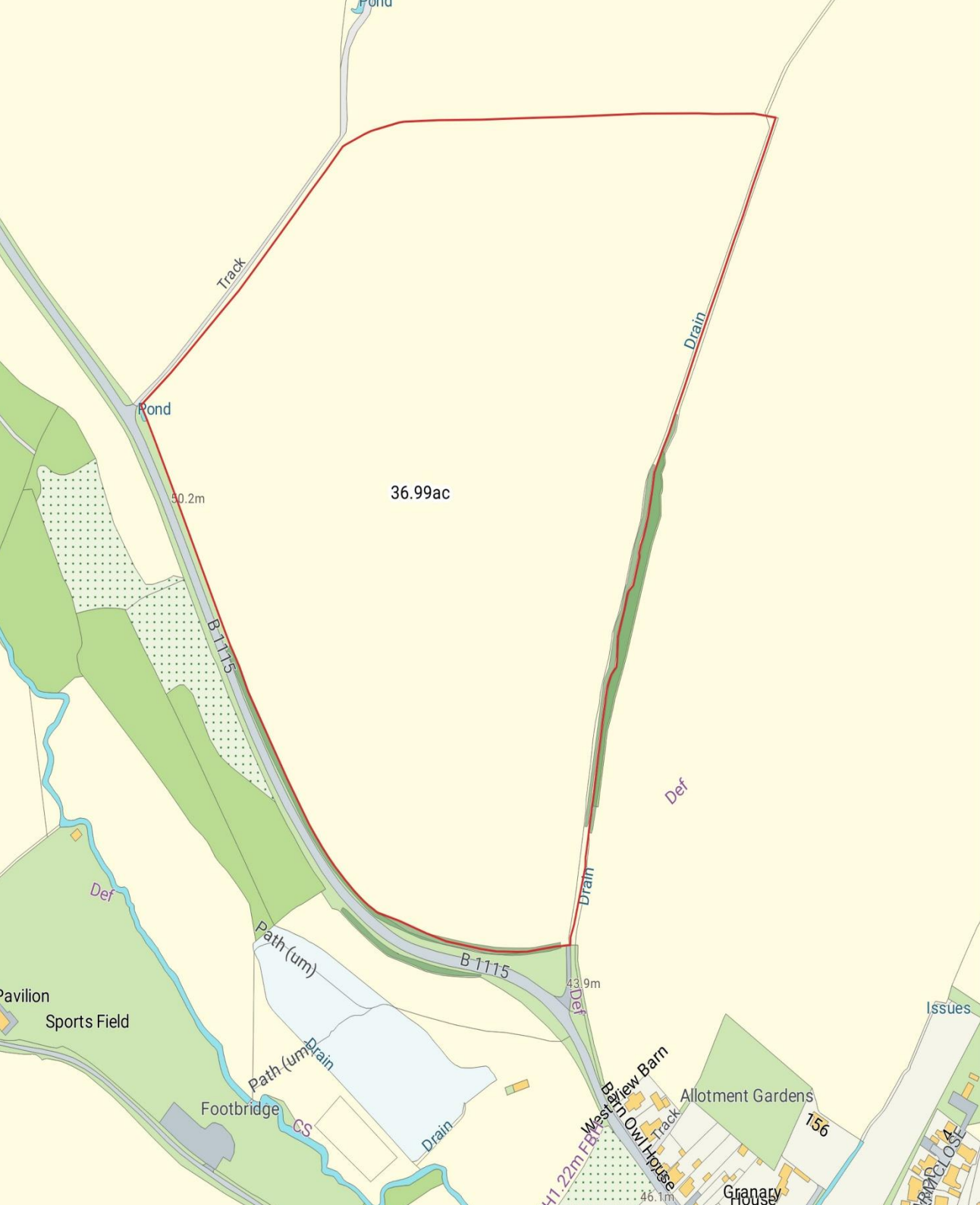
ADDRESS

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WHAT3WORDS

///appraised.towers.canyons





ALL ENQUIRIES AND OFFERS

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