



Land and Buildings For Sale in Thorpe Morieux, Bury St Edmunds

By Private Treaty as a Whole

LACY SCOTT  
& KNIGHT

est. 1869

# Wash Lane, Thorpe Morieux

Bury St Edmunds 11 Miles

3.58 acres of land and buildings  
Within a picturesque setting

## Location

The village of Thorpe Morieux is located approximately 11 miles south of the town of Bury St Edmunds and 11 miles north east of Sudbury. The land is located to the south of the village.

## Description

The land extends to approximately 3.58 acres (1.45 hectares) and comprises of well maintained grassland bordered by established mature trees on boundaries creating a picturesque and private setting. A mix of pear, apple and plum trees are also present. There is water up to the paddocks but no electricity connections to the land. The land is classified as Grade 3 on the MAFF Land Classification Maps.

The stables contains three stations with a gross internal floorspace of approximately 40 sq. m (430 sq. ft.) with a lean to. A further agricultural building in close proximity to stables provides useful storage and a further timber framed building to the east of the property is another additional benefit to parcel of land and used for further agricultural storage purposes.

## Tenure and Possession

The land is in hand and offered for sale with vacant possession.

## Minerals, Timber and Sporting Rights

These rights are in hand and included within the sale.

## Rights of Way, Easements and Wayleaves

The property is sold and conveyed with the benefit and subject to all rights of way (whether public or private), water, drainage, sewerage, light, wayleaves and other easements, if any, subject to all outgoing and charges connected with or chargeable upon the property whether mentioned herein or not. There are no rights of way to our knowledge that cross the land.



## Local Authorities

**Mid Suffolk & Babergh District:** Endeavour House, 8 Russell Road, Ipswich, IP21 2BX. Tel: 0300 1234000.

**Suffolk County Council:** Endeavour House, 8 Russel Road, Ipswich, Suffolk, IP1 2BX. Tel: 08456 066067.

**Anglian Water Services Ltd:** PO Box 46, Spalding, Lincs, PE11 1DB. Tel: 0800 919155.

**Environment Agency:** Cobham Road, Ipswich, Suffolk, IP1 1JE. Tel: 01473 727712.

## Method of Sale

The land is for sale as a whole by private treaty. Interested parties should register their interest with the Agent's Bury St Edmunds office providing full details including their postal address, telephone numbers and email address (if appropriate).

## Anti-Money Laundering

In accordance with the most recent Anti-Money Laundering Legislation, Purchaser(s) will be required to provide proof of identity to vendors' agents once an offer is submitted and prior to solicitors being instructed.

## Postcode / What3Words

///kinder.approvals.sympathy postcode is **IP30 0NN**.

## Viewing

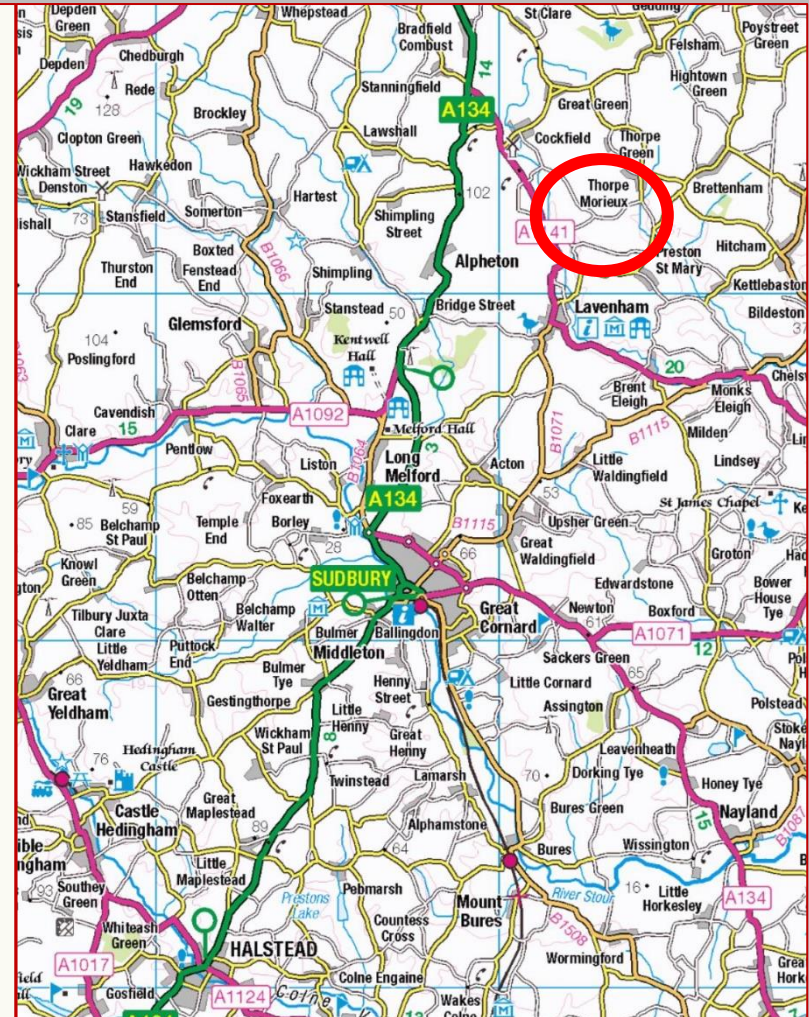
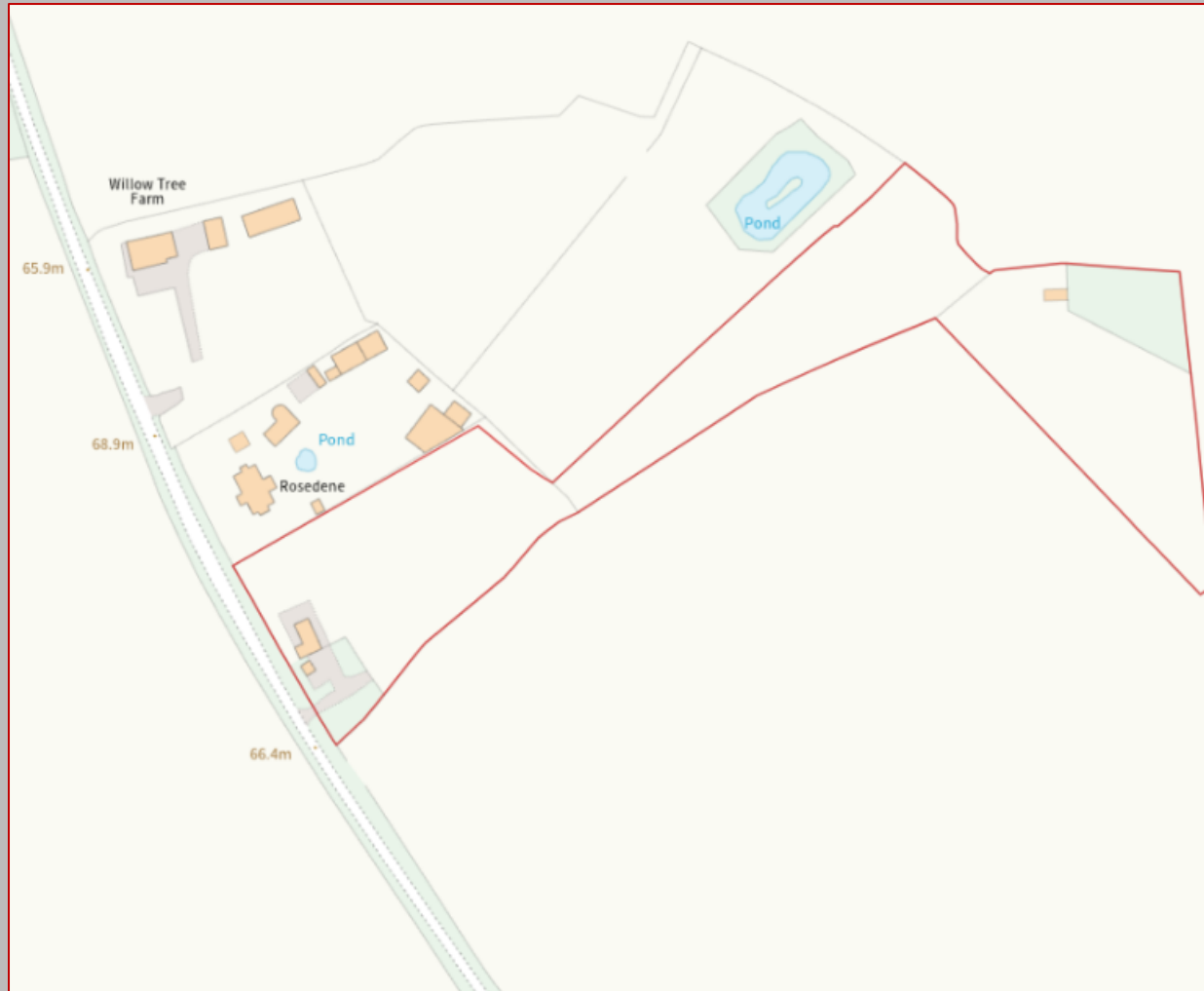
Strictly by appointment with the agents at the Bury St Edmunds office and during daylight hours. Please contact:

Graham Ford MRICS

Tel: 01284 748634

Email: [gford@lsk.co.uk](mailto:gford@lsk.co.uk)

# LAND AND BUILDINGS AT THORPE MORIEUX, BURY ST EDMUNDS, IP30 0NN



**Plans, Areas and Schedules**

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

**Misrepresentation and Notices** Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

