



6.45 Acres (2.61 ha) of Grazing Land

For Sale at Offton Road, Somersham, Ipswich, Suffolk IP8 4PU

Guide Price £90,000

LACY SCOTT  
& KNIGHT

150 YEARS est. 1869

## Somersham, Ipswich, IP8 4PU

**6.45 acres of  
Grazing Land at  
Somersham, Ipswich**

### Location

Somersham is a rural village located approximately 6 miles from the town of Hadleigh, and 8 miles from the town of Ipswich. The land lies west of the village with a vehicular right of way access off Offton Road.

### Description

The land for sale is currently used as fallow. The land is still designated as Agricultural Use and neighbouring land is used for equine purposes. The land could potentially be utilised for other alternative uses (subject to the necessary planning consents).

The land is a Chalky Till soil and shown from the Soil Survey of England and Wales classified as Hanslope.

A vehicular right of way is provided from Offton Road to the land for sale.

### Tenure and Possession

The land is available with vacant possession.

### Directions

The postcode to the property is **IP8 4PU**

What 3 Words: //////////////trash.pulps.visit

### Method of Sale

The land is offered for sale as a whole by private treaty, offers are invited. However, the right is reserved to sell the property without such a procedure.

INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE AGENTS' BURY ST EDMUNDS OFFICE PROVIDING FULL CONTACT DETAILS INCLUDING THEIR POSTAL ADDRESS, TELEPHONE NUMBERS AND EMAIL ADDRESS (IF APPROPRIATE).



### Minerals, Timber and Sporting Rights

These rights are in hand and included within the sale.

### Local Authorities/Statutory Bodies

**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

**Suffolk County Council:** Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Tel: 0845 606 6067

### Rights of Way, Easements and Wayleaves

The property is sold and will be conveyed with the benefit of 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 or charges connected with or chargeable upon the property whether mentioned herein or not.

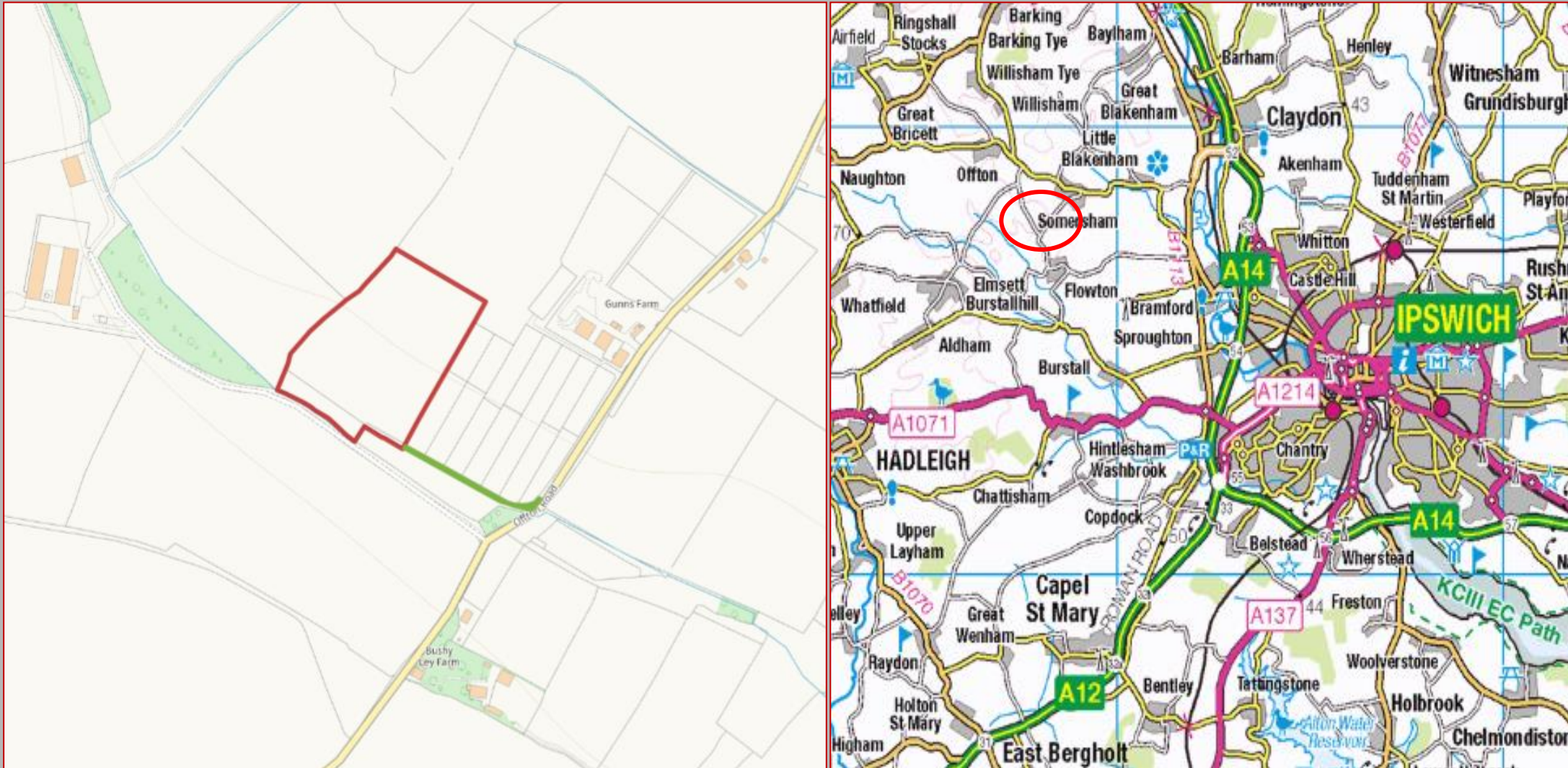
### Viewing

During daylight hours with these particulars in hand. For further details regarding this land please contact:-

Graham Ford MRICS  
Tel: 01284 748634  
Email: [gford@lsk.co.uk](mailto:gford@lsk.co.uk)

Kateryna Piotrovych  
Tel: 01284 748639  
Email: [kp Piotrovych@lsk.co.uk](mailto:kp Piotrovych@lsk.co.uk)

# LAND AT SOMERSHAM, IPSWICH, IP8 4PU



## Anti-Money Laundering

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service. We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £33.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Coadjute, and is non-refundable. Lacy Scott & Knight do not receive any commission for this payment/service.





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