



7.00 Acres (2.83 ha) of grassland with road frontage.

Eriswell Road, Holywell Row, Mildenhall, Suffolk IP28 8NB



Holywell Row, Mildenhall, Suffolk IP28 8NB

An opportunity to purchase approximately 7.00 acres of land, located between Mildenhall and Lakenheath.

Location

Holywell Row is a rural village located approximately 2.5 miles from Mildenhall, and 10 miles from Thetford. The land lies north of the village between Eriswell Road and Eriswell Lode Drainage Channel.

Description

The land for sale comprises a compact block of Grade 4 land extending to approx. 7.00 acres, currently laid to pasture and rough grazing.

The land is suitable for grazing, agricultural and possibly leisure purposes, subject to any necessary consents.

The site is bounded by mature trees and hedgerows to the west, north and east, and by a drainage ditch to the south. The land is shown outline red on the attached plan.

According to the Soil Survey of England and Wales, the land is classified as Isleham 2 – deep permeable sandy and peaty soils affected by groundwater.

The property lies within Flood Risk Zones 2-3, with a medium chance of flooding.

Services

There are no water or electricity services connected to the site.

Tenure and Possession

The land is available with vacant possession.

Minerals, Timber and Sporting Rights

These rights are in hand and included within the sale.



Directions

The postcode to the property is **IP28 8NB**

What 3 Words: digitally.explorer.revealing

Access

Land is accessed directly off the Eriswell Road.

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. A right of way to the land lying to the east will be retained.

Method of Sale

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

VAT

In addition to the purchase price, should any sale of the property or any right attached to it become chargeable supply for the purpose of Value Added Tax, such shall be payable by the Purchaser(s) in addition to any monies to be paid during the course of the sale and

the Purchaser shall indemnify the Vendors in respect thereof, including interest or penalty payments. No election has been made to charge VAT on property sales.

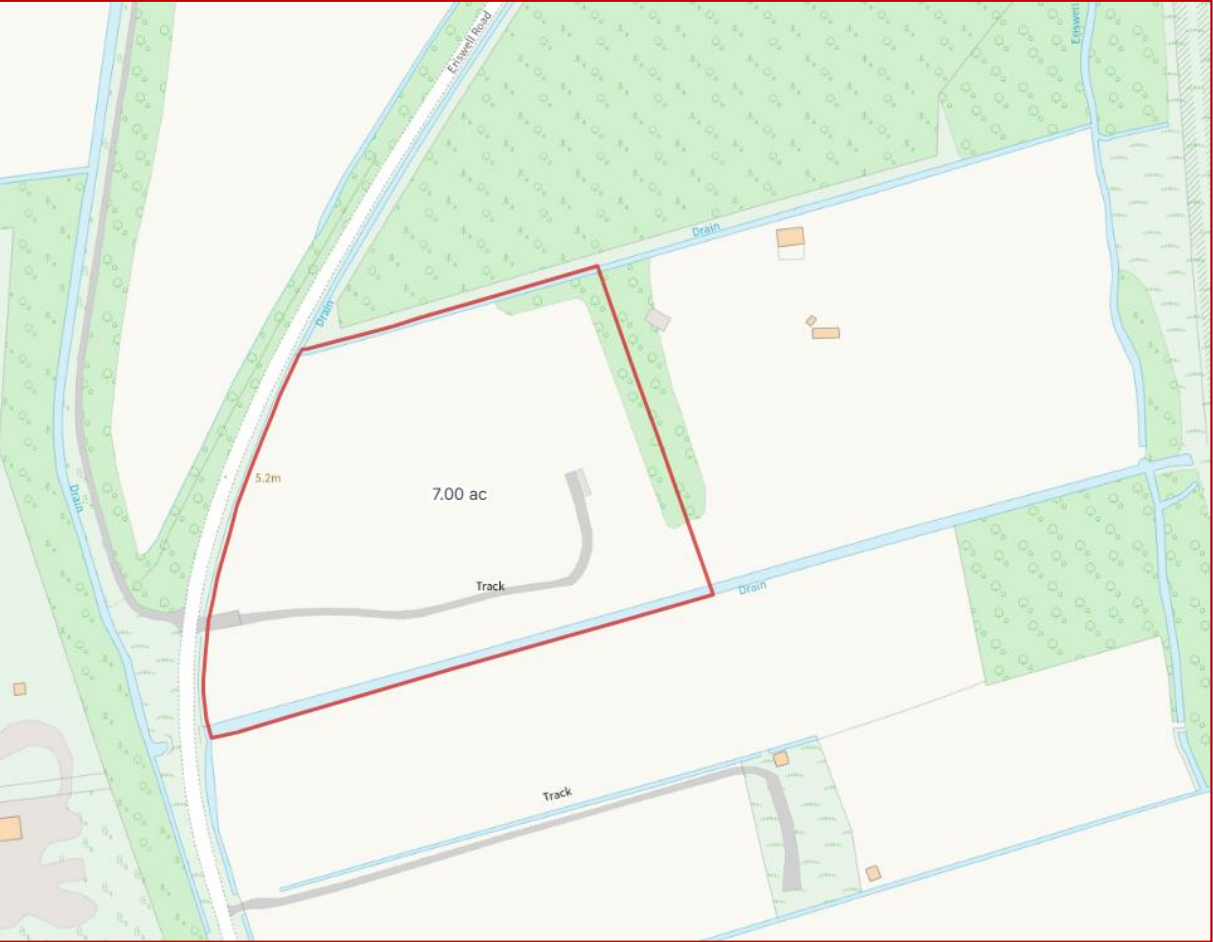
Anti-Money Laundering

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

Viewing

Strictly by appointment with the agents at the Bury St Edmunds office and during daylight hours with these particulars in hand. For further details regarding this land please contact: -

Anthony Holliday Kateryna Piotrovych
Tel: 01284 748632 Tel: 01284 748639
Email: aholliday@lsk.co.uk Email: kpiotrovych@lsk.co.uk



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:-

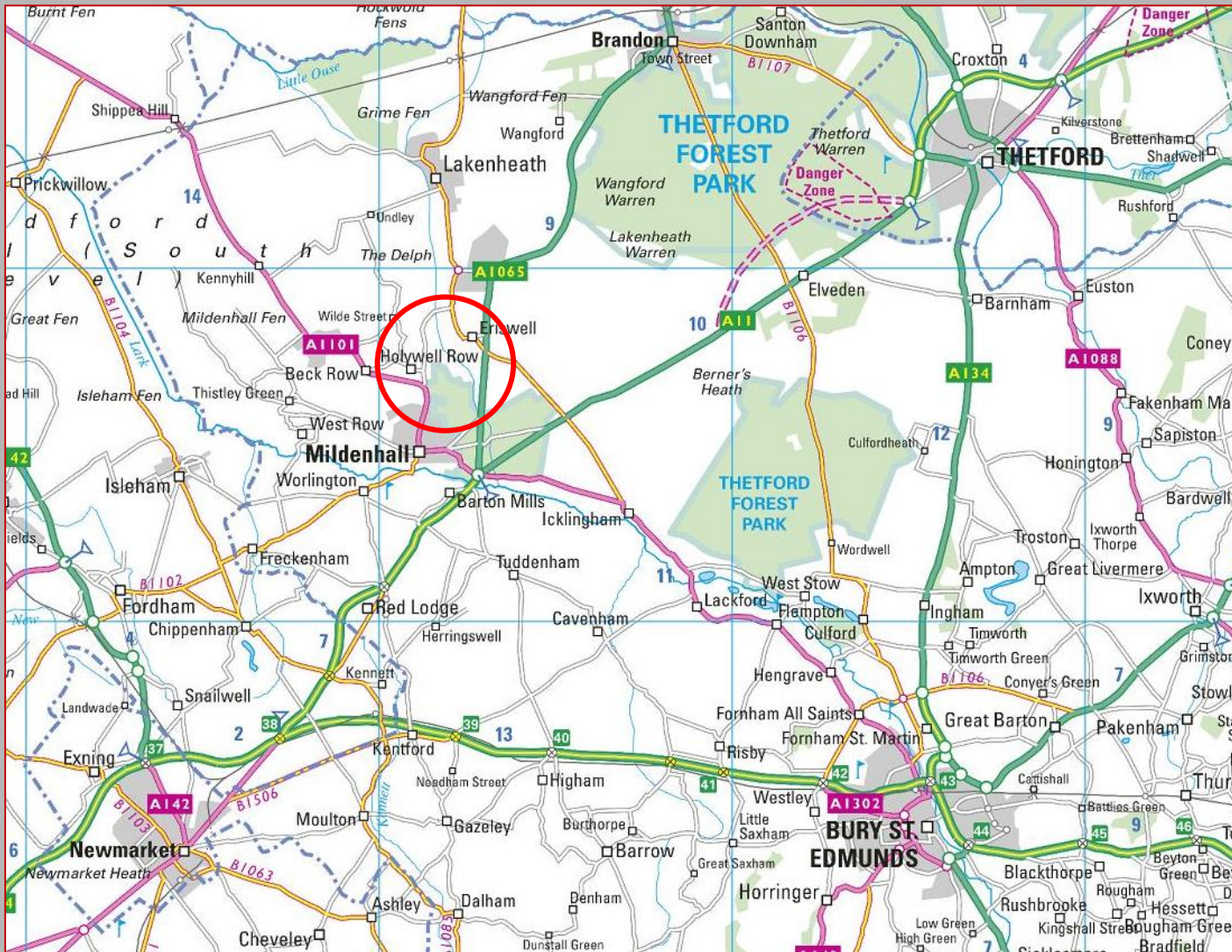
- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, 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 a 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.

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.



LAND AT ERISWELL ROAD, HOLYWELL ROW



Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN