



4.87 acres (1.97 ha) of Amenity / Grazing Land

Benton Lane, Brettenham, Suffolk, IP7 7QR

Guide Price: £80,000

LACY SCOTT
& KNIGHT

150 YEARS est. 1869

Brettenham, Suffolk, IP7 7QR

**4.87 acres of Amenity / Grazing Land
Brettenham, Suffolk**

Location

The land is less than a mile away from the village of Brettenham and roughly 12 miles away from the town of Bury St Edmunds.

Description

The land for sale is currently used as Grassland for hay purposes and is bordered by a well-maintained mature hedgerow and a ditch on the North-Eastern boundary of the property.

This is Grade 3 arable land and classified by the survey of England and Wales as Ashley soil type. It has good road access from Benton Lane and would lend itself to equestrian or agricultural use.

Tenure and Possession

The land is available with vacant possession.

Directions

The Postcode for the property is: IP7 7QR

What 3 Words: ///asked.direction.paradise

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.

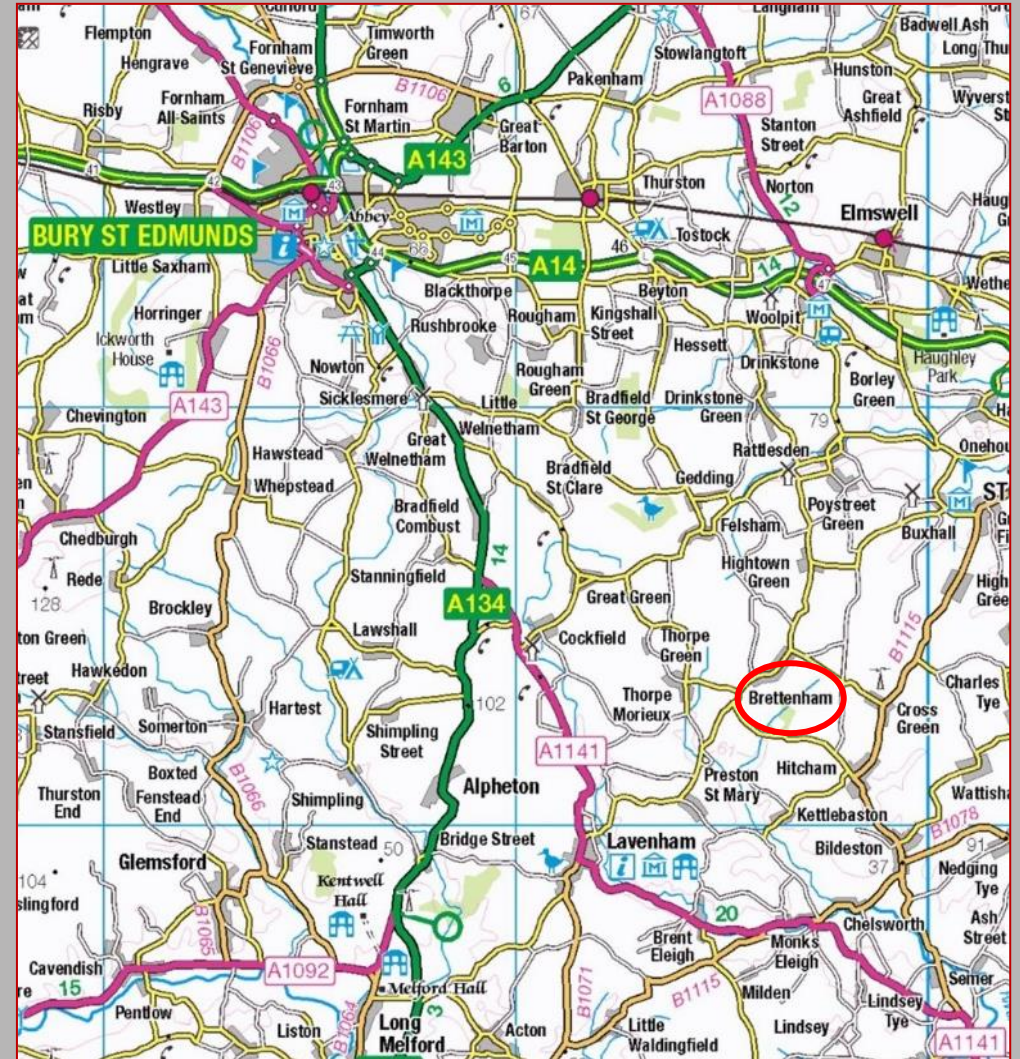
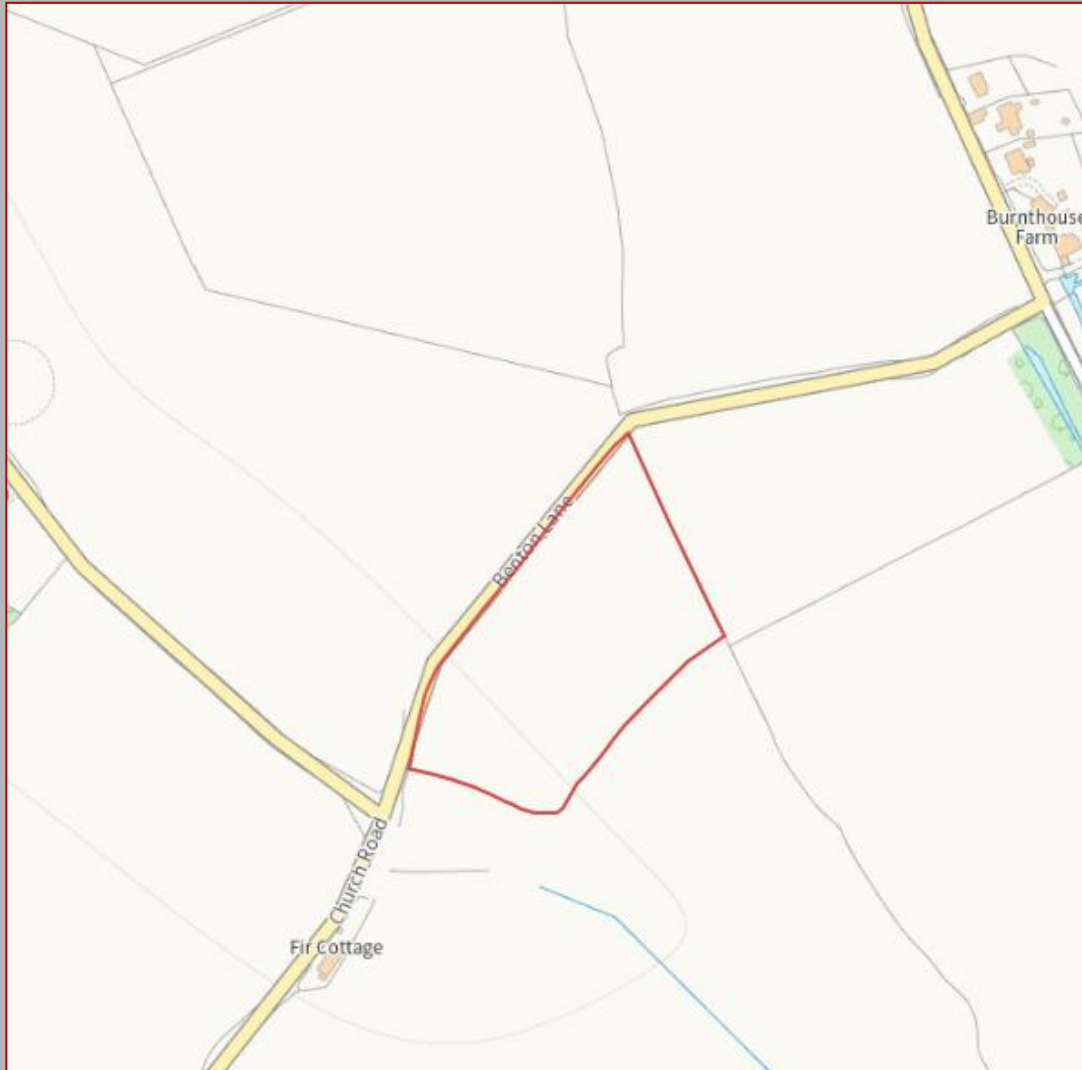
Viewing

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

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Kateryna Piotrovych
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Email: kpiotrovych@lsk.co.uk

LAND AT Brettenham, Suffolk, IP7 7QR





Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN