



3.15 acres (1.28ha) of Land

Rede Road, Whepstead

For Sale by Private Treaty



SALTER & MCKENNA

Land at Rede Road, Whepstead

Bury St Edmunds 5 miles Sudbury 12 miles

Attractive paddock land

Location

The land is located lying adjacent to Rede Road, Whepstead

The Land

A single block of Grade 2 land with. The land is currently laid to Grass and is fully fenced with wooden posts and livestock fencing. The land would lend itself well to various different uses including equestrian subject to any relevant planning being obtained.

Directions

From The White Horse, follow rede road south for approximately 0.3 miles.

Access

Access to the land is via a field entrance accessed from a private track located off Rede Road.

Postcode

The nearest postcode is IP29 4SS

What3Words

Access to the land can be found using the What3word location <///treetop.downturn.downs>

Services

No services are currently connected to the land.



Method of Sale

The land is offered for sale as a whole by private treaty. The agents reserve the right to invite best and final offers at their discretion.

Interested parties should register their interest with the Agents office providing full contact 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 the vendors' agents once an offer is submitted and prior to solicitors being instructed.

Planning

Enquiries for alternative uses should be made with West Suffolk District Council, as the Local Planning Authority. Please see Agents Note.

BPS and Environment Schemes

The land is currently included within an SFI agreement and had previously been registered for BPS prior to the delinking.



Local Authorities/Statutory Bodies

West Suffolk District Council: West Suffolk House, Western Way, Bury St Edmunds IP33 3YU Tel: 0300 1234000

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

Anglian Water Services Limited: PO Box 46, Spalding, Lincolnshire, PE11 1DB Tel: 01473 727712

Environment Agency: Cobham Road, Ipswich, Suffolk, IPI 1JE Tel: 0370 850 6506.

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 and charges connected with and chargeable upon the property whether mentioned herein or not.

VAT

No election has been made to charge VAT on property sales.

Agents Notes

The Land will be subject to an Overage of 25% of the uplift in value, for a period of 25 years, should residential development (either single or multiple) be granted. Further information is available from the agents.

Viewing

During daylight hours with these particulars in hand at your own risk.

For further details regarding this land please contact:-

Alice Salter MRICS FAAV

Tel: 07955 210201

Email: asalter@salterandmckenna.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 Salter and Mckenna 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 Salter and Mckenna 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 Salter 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.