



17 acres (6.87ha) Grassland at Rumburgh, Suffolk

twgaze



Land at Rumburgh, Suffolk

Halesworth 4 miles | Beccles 10 miles | Norwich 24 miles

17 acres (6.87ha) Grazing Land

Situation

The land lies half way between Rumburgh and Wisset (both small North Suffolk villages). The land is found adjacent to Rumburgh and Chediston Roads.

The Land

An attractive block of grazing land with road access. The land is made up of two enclosures extending to 17 acres, but can be farmed as a whole with stockproof fencing in part. Access can be obtained directly off the public highway, Rumburgh Road. The land is classified grade 3 and is Beccles 1 soil series, a medium sandy clay loam. The relief is gently undulating on the southern enclosure and flat on the northern enclosure. There is no mains water supply. At present a cut of hay is taken off the land each year.

Tenure

The land is sold freehold with vacant possession.

Method of Sale

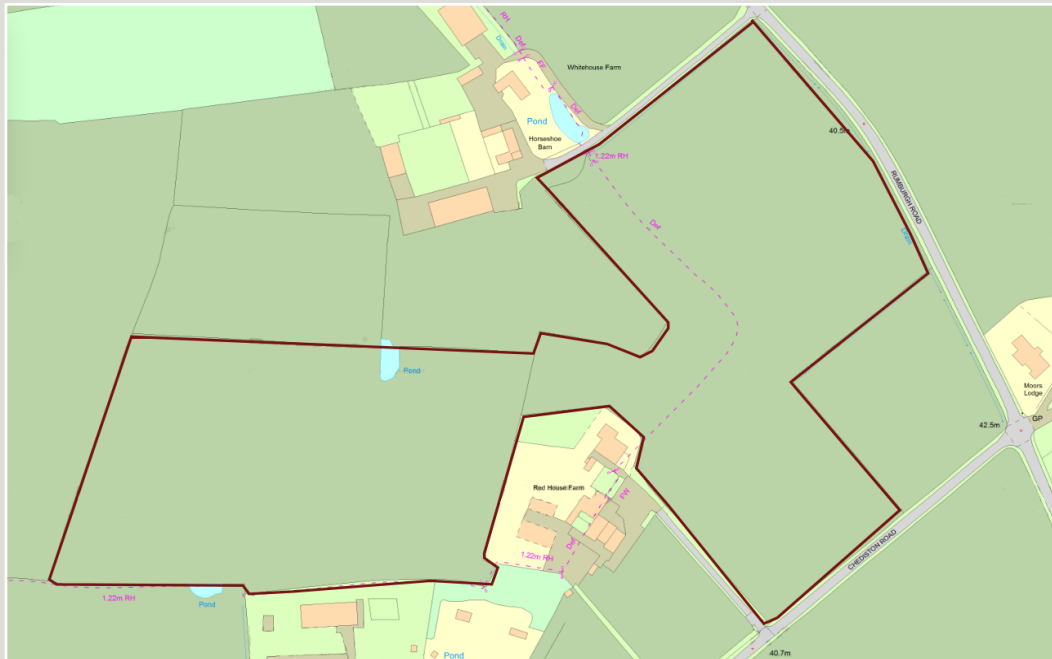
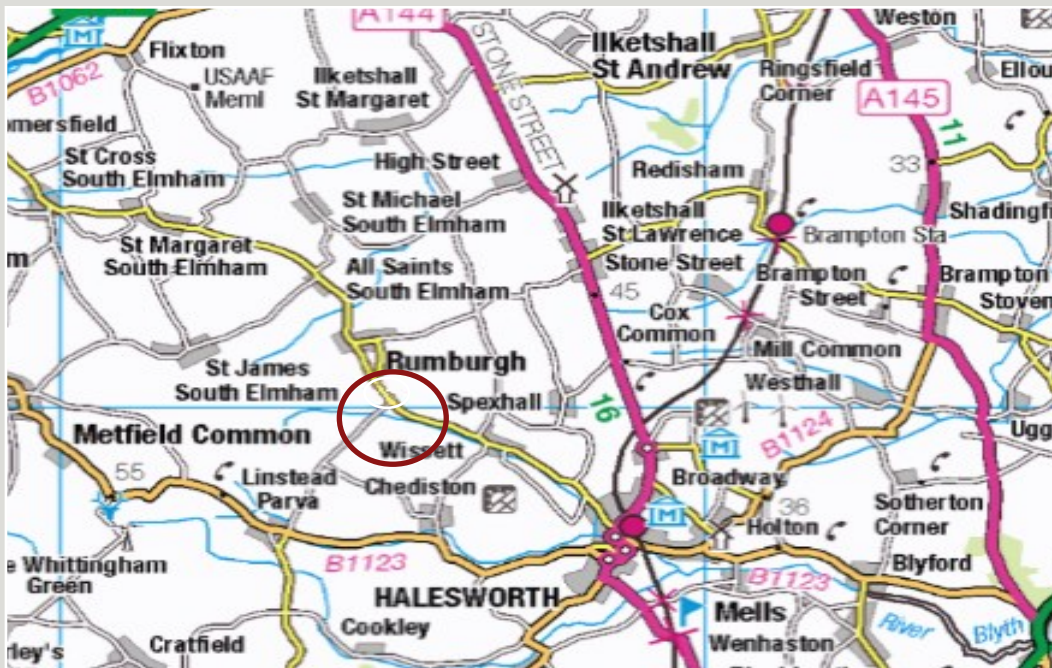
For sale as a whole by private treaty.

Selling Agents:

TW Gaze—10 Market Hill, Diss, Norfolk IP22 4WJ

t: 01379 651 931

www.twgaze.co.uk



Environmental Stewardship

The land is not within any environmental stewardship agreements.

Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

VAT

Should any sale of the land, or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser in addition to the contract price.

Directions & Viewing

Nearest postcode is IPI9 0NG.

What three word:///javelin.meatballs.historic

Viewing shall be during daylight hours with particulars in hand.

Contact

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1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.