



ARABLE LAND AT CALAIS STREET, NR BOXFORD, SUFFOLK, CO10 5JA

SUDBURY | SUFFOLK

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BROWN & CO

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27.44 hectares (67.82 acres) of mainly grade 3 arable land for sale as a whole

INTRODUCTION

The land at Calais Street offers an opportunity to purchase approximately 27.44 hectares (67.82 acres) of productive arable land.

LOCATION & SITUATION

The land is well located off the Hadleigh Road leading from the A1071 situated to the south east of Boxford village and north of Whitestreet Green village.

THE LAND

The land is in two blocks with access off the public highway. Access points are marked with an ‘A’ on the sale plan.

The majority of the soil is described by the Soils Survey of England and Wales as being of the Ludford Association which is described deep well drained fine loamy, course loamy and sandy, locally flinty and in places over gravel.

CROPPING

The past cropping is as follows:

Field No.	2021	2020	2019	2018	2017
TL9639 9777	Winter Barley	Winter Barley	Winter Barley	Winter Wheat	Winter Oats
TL9739 0527	Winter Barley	Winter Barley	Spring Barley	Winter Oats	Winter Wheat
TL9739 2264	Winter Barley	Winter Barley	Spring Barley	Winter Oats	Winter Wheat

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register. The Seller will transfer 27.44 units of entitlements to the Buyer post completion, subject to the Basic Payment Scheme regulations. The Vendors will retain the benefit of the 2021 BPS payments.

TENURE AND POSSESSION

The land is offered for sale by private treaty with vacant possession upon completion.

INGOING VALUATION

Depending on the date of completion, the purchaser will be required to pay for the cost of all seeds, fertilisers and sprays applied plus the cost of cultivations which will be charged at the CAAV rates.

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of contracts will take place 21 days after receipt by the purchaser’s solicitor of a draft contract with a 10% deposit payable. Completion will be 28 days thereafter.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is for sale subject to all existing rights, including rights of way, whether public or private, light, drainage, water, gas and electricity supplies and other rights, easements, and wayleaves, whether they are referred to in these particulars or not.

There is an underground private water supply running north east to south west across parcel TL9639 9777. We understand there is a sewage main running north east to south west across parcel TL9739 2264.

VALUE ADDED TAX

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

PLANS AND AREAS

These are prepared as carefully as possible by reference to digital OS data and HM Land Registry. The plans are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

ENVIRONMENTAL SCHEMES

There are no Environmental Schemes on the land being sold.

VIEWING

The land may be viewed during daylight hours with a set of these particulars in hand having made prior appointment with the selling agent; Robert Fairey or Mark Johnson; 01284 725715

HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the holding. Neither the seller nor the seller’s agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in June 2021. Brochure by wordperfectprint.com.