



# LAND WITH CONSENT FOR NEW STABLE BLOCK

**Pipps Ford Needham Market IP6 8LJ**

Freehold subject to tenancy





8.45 acres of grazing land • Good road access from A14 and A140 • Planning permission for stable block • Minerals **not included in the sale** • Metered water connection to the site • For sale by private treaty

#### **Local information**

The land at PIPPS FORD is situated approximately 1.4 miles outside the town of Needham Market within the Gipping Valley.

The land is adjacent to the A14 and accessible off the Needham Market roundabout at junction 51.

#### **About this property**

The property comprises a single parcel of grassland extending to approximately 3.41 hectares (8.45 acres) currently used for equestrian purposes. A mature shelter belt of fir trees and a post and rail fence forms the north eastern boundary protecting the land from the A14.

The land gently slopes towards the River Gipping from east to west and is therefore naturally well drained. The field is livestock fenced with a temporary stable block at the eastern corner and there are two points of access.

The land is classified as Grade 4 on the Agricultural Land Classification map, the soils being predominantly of the Ludford series described as being deep well drained fine loamy, coarse loamy and sandy soils.

#### **Tenure**

The field is currently rented to a single occupier for the purposes of grazing and keeping livestock, the occupier has been on the land for approximately two years, the arrangement is by way of a verbal agreement for a rent of £250 pcm (£3,000 per annum).

#### **Planning**

The site has planning permission for the erection of a new stable block comprising six stables and a tack room. Plans are available upon request from the selling agent and further details are available from the local authority under **Planning Application Number 1378/12 and 1174/09**.

Draft drawings of the proposed stable block are provided on the following page.

#### **Minerals**

The rights to the minerals under the land are owned by a third party. The Vendor will indemnify the Purchaser to the value of the land in its existing use against the risk of those minerals being extracted during their ownership.

#### **Wayleaves, Easements & Rights of Way**

The property is sold subject to all existing wayleaves, easements, quasi easements, rights of way, covenants and restrictions. We are informed that there is a right of way for the river authority for the purposes of controlling the sluices and cleaning the weirs and river banks forming part of the neighbouring property.

#### **Tenure**

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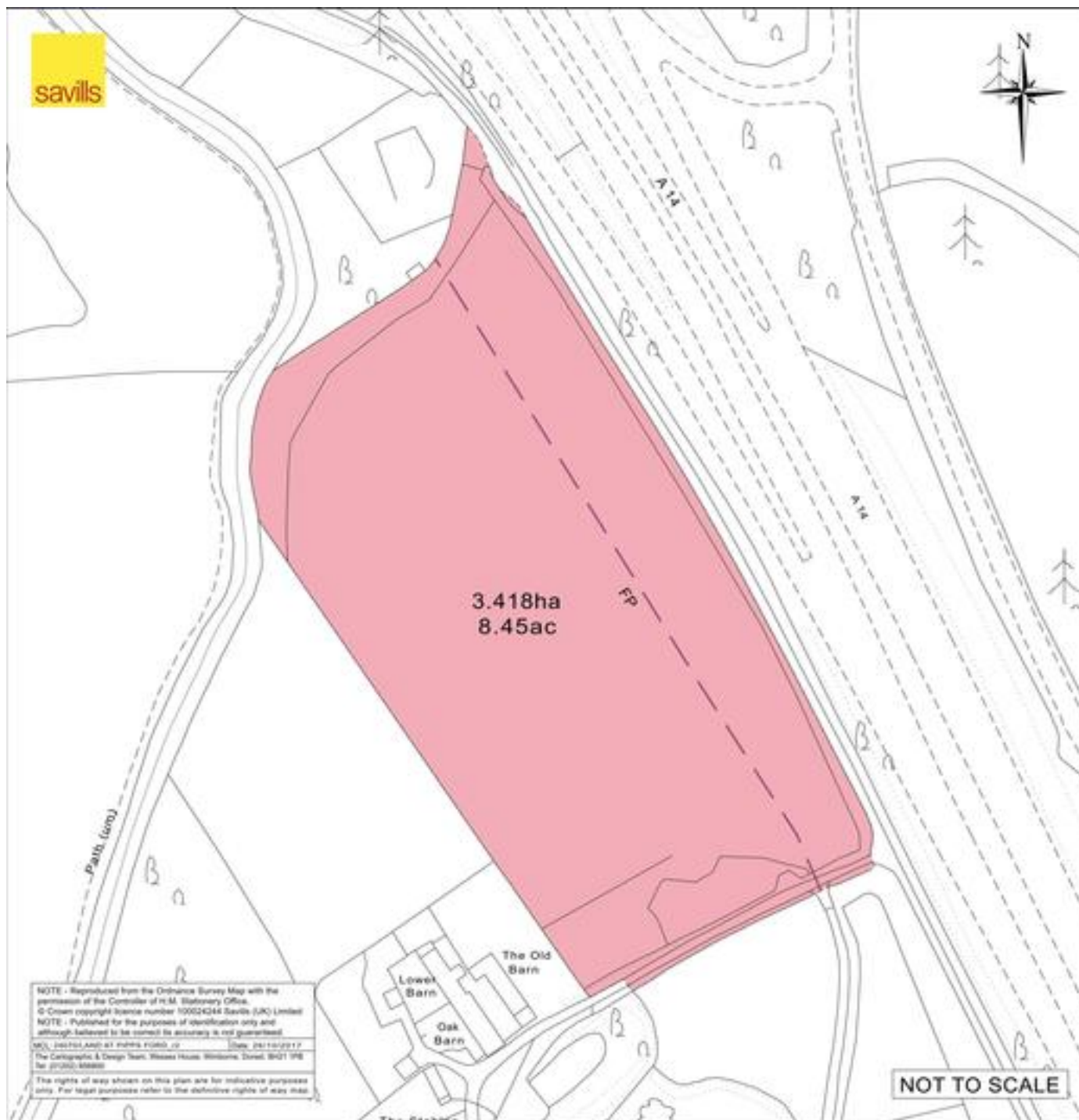
#### **Local Authority**

Babergh District Council & Mid Suffolk District Council

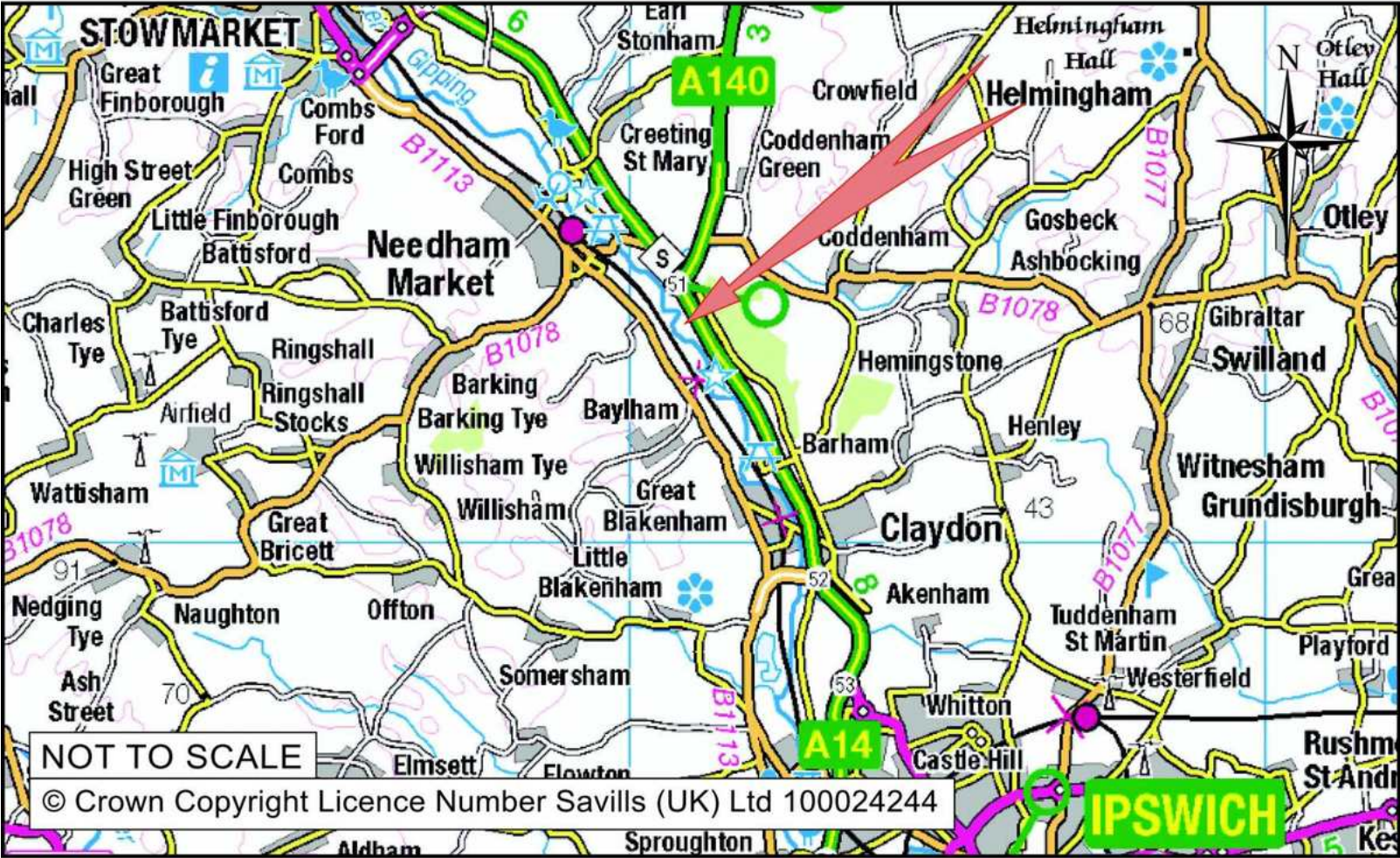
#### **Viewing**

Strictly by appointment with Savills









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