



Land at Dark Lane Corner

Easton, Nr Woodbridge, Suffolk

An attractive and compact parcel of farmland, currently fenced grass paddocks, in an accessible and appealing location

Framlingham 3 miles
Wickham Market 3¼ miles
Woodbridge 9½ miles

Flexible farmland
Broadleaf woodland
Available as a whole
82 acres (33 ha)
Guide price £725,000

Situation

The land at Dark Lane Corner is situated in gently rolling countryside, on the edge of the village of Easton, North of Woodbridge. The land is located in East Suffolk, close to the Heritage Coastline and is readily accessible from local roads with the A12 trunk road 3 miles to the east. The regional centres of Framlingham and Woodbridge are both close by and offer a broad range of retail, commercial and leisure services.

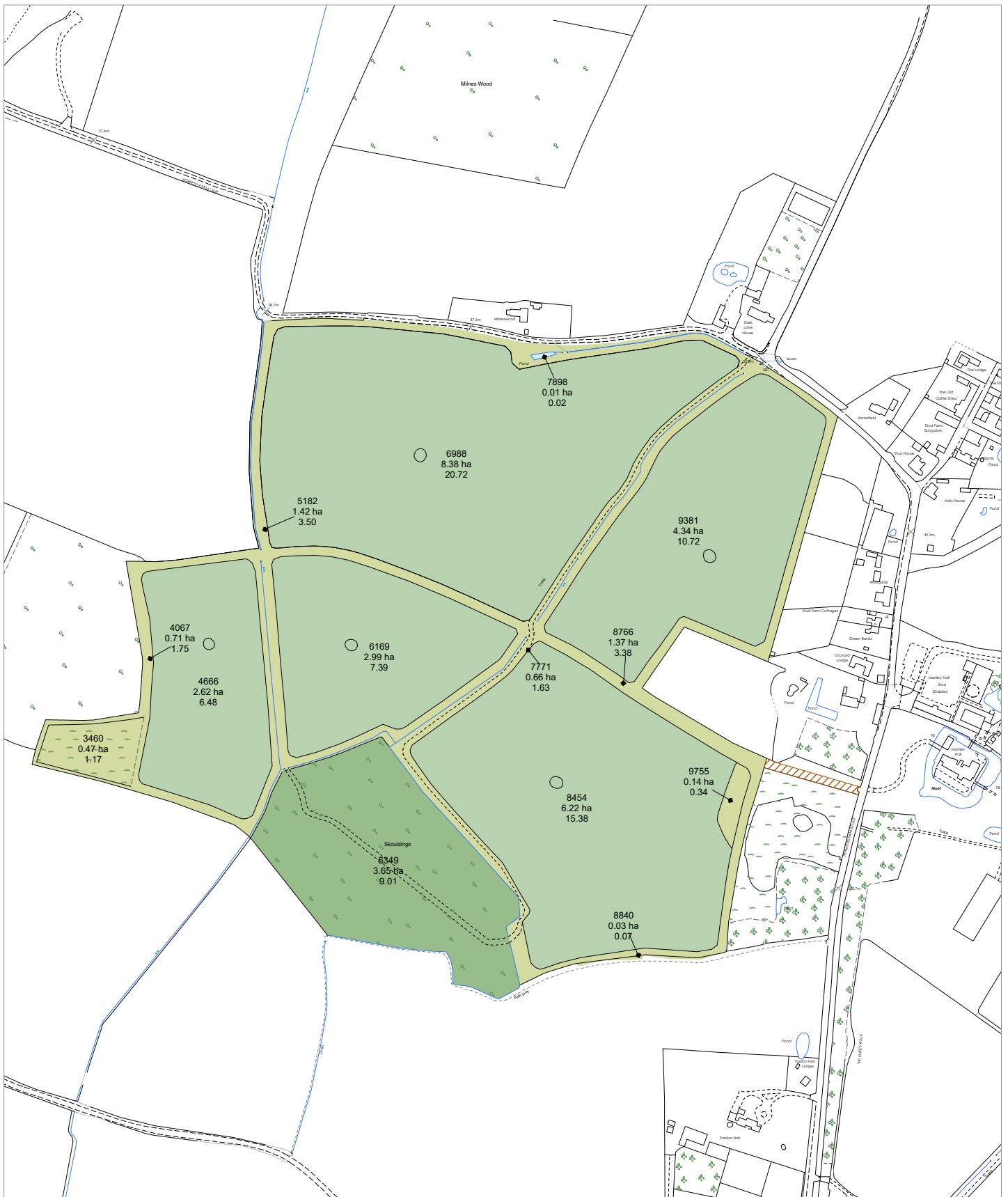
The farmland

The gently undulating farmland lies in a compact block sheltered by mature hedgerows. The land is accessed from the north and there is also a right of way from the east along a track. The land has a hardcore track running though it which also provides access to the wood.

The land is classified Grade 2 & 3 with soil belonging to the Beccles 1 series, a coarse loam overlying clay with good water retentive qualities. The land is currently well laid out into 5 good sized grass paddocks totalling 61 acres (25 Ha) with post and single rail fences with keep- safe netting, in addition there are grass tracks around each of the paddocks. Although currently into grass the land has previously been into arable cropping when it comprised two good sized fields.

The elevated wood at the on the southern end of the land is known as Skoulding, and provides an attractive backdrop to the land as well as shelter from south- westerly winds. It is stocked mainly with mature ash and oak, and woodland shrubs.





Land at Easton, Nr Woodbridge



Total area = 33.01ha / 81.56ac

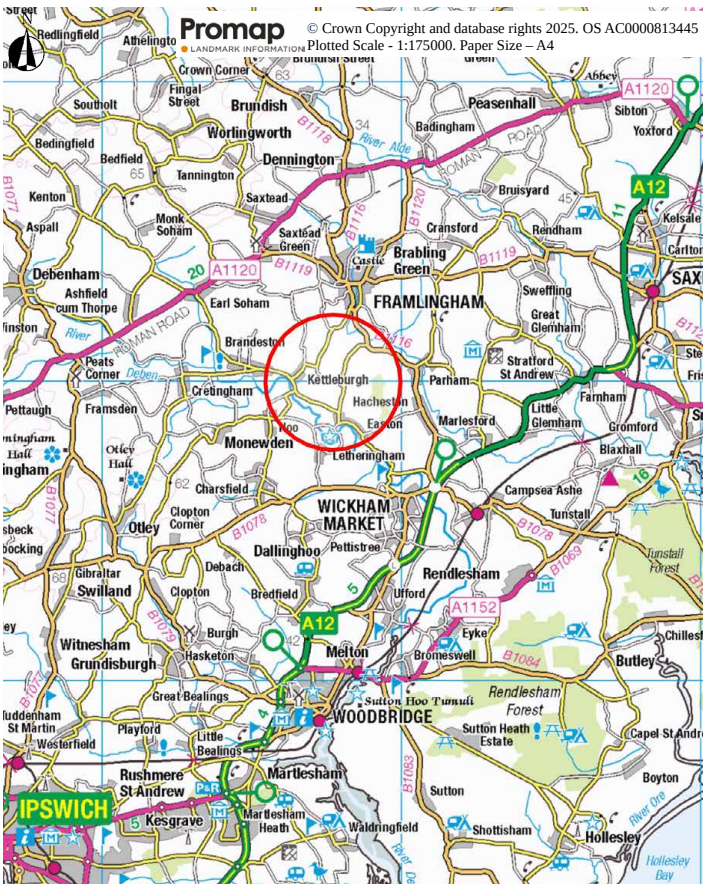
 - Right of Way

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Z25568-01 | Date 11.07.25





General

Method of Sale: The land is offered for sale by private treaty as a whole.

Tenure: The land is for sale freehold with vacant possession upon completion.

Services: There are no services connected to the land being sold.

Drainage Rates: Drainage rates of 391.98p / Ha are paid annually to the Environment Agency (Anglian- Eastern).

Boundaries: Purchasers should satisfy themselves over the accuracy of the land's boundaries.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There no public footpaths crossing the land.

Basic Payment Scheme: No Entitlements to the Basic Payment Scheme will be transferred with the land. All rights to future delinked payments will be retained by the seller.

Designations: All of the land is in a Nitrate Vulnerable Zone.

Holdover: It is not envisaged that holdover will be required.

Early Entry: Early entry may be permitted onto land following exchange of contracts upon payment of an additional 10% of the purchase price as a further deposit.

In-Going Valuation: It is not envisaged that this will be required.

Sporting, timber and mineral rights: All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local Authorities:

Suffolk County Council - 0345 606 6067

East Suffolk Council - 0333 016 2000

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that the vendor has elected for VAT and the sale becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety: Given the potential hazards of a working farm, we ask you to be as vigilant as possible in making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Directions: Please see the location plan in the particulars.

Postcode: IP13 0EN

Viewing: Strictly by appointment with the vendor's agents Strutt & Parker in Ipswich 01223 220422 / 07702 317232

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Ipswich

The Stables, Wherstead Park, Ipswich, IP9 2BJ

01473 220422

giles.allen@struttandparker.com

struttandparker.com



@struttandparker

For the finer things in property.

