

Land at  
Stratford  
St Andrew

Saxmundham, Suffolk

# Land at Stratford St Andrew, Saxmundham, Suffolk IP17 1LQ

Productive arable land in East Suffolk with opportunities for grazing or wildlife enhancement

Aldeburgh 7 miles, Woodbridge 8 miles, Framlingham 5 miles

For sale in four Lots or as a whole

**In all 232 acres (94 ha)**

## Location

The land at Stratford St Andrew is situated between the villages of Little Glemham and Farnham a little way inland from the Suffolk Heritage Coast at Aldeburgh. There are direct accesses from the main road as well as from the minor roads leading through the land and the exact location is shown on the plan.

## The property

Being part of the Glemham Hall Estate, the land has been held by the present owner for one hundred years and the arable land has been farmed by a contractor growing a wide range of crops. In addition to the arable land, there is a mature woodland offering wildlife habitat.

### Lot 1: 101.70 acres (41.16 ha) Shaded pink on the plan

Situated with frontage to the A12, Chapel Road and Botany Lane, about 89.69 acres are to arable cultivation and 12.01 acres are to woodland which offers wildlife habitat. The majority of the soils are depicted as Grade 2 Ragdale Series which is a clay loam over clay subsoil with a small area of Grade 3 Burlingham Series lighter loam to the southeast. Access is from the points marked in green on the plan and there is a concrete pad situated adjacent to Botany Lane to the northwest corner.



The area shaded yellow is excluded from the sale as it is within a Licence to Occupy for Construction Works. On the basis it remains in the ownership of the Vendors, it will be transferred for a nominal sum to the Purchaser of Lot 1 at the termination of the Licence.

### Lot 2: 45.73 acres (18.51 ha) Shaded blue on plan

Gently undulating, the entire area is to arable cultivation. The soils are depicted as Grade 2 Ragdale Series which is a clay loam over clay subsoil and access is from the points marked in green on the plan.

### Lot 3: 64.53 acres (26.11 ha) Shaded yellow on plan

Rolling gently and falling to the northeast, the entire area is to arable cultivation. The soils are depicted as Grade 2 Ragdale Series which is a clay loam over clay subsoil and access is from the points marked in green on the plan.

### Lot 4: 20.28 acres (8.20 ha) Shaded green on plan

Generally level, the majority is to arable cultivation with a small area of woodland to the northwest corner. The soils are depicted as Grade 2 Ragdale Series which is a clay loam over clay subsoil and access is from the point marked in green on the plan. Part of the southern boundary of field 4005 is unmarked on the ground but following the sale this will be pegged by the agents after which the buyer will erect a fence or plant a hedge.



# Land at Stratford St Andrew



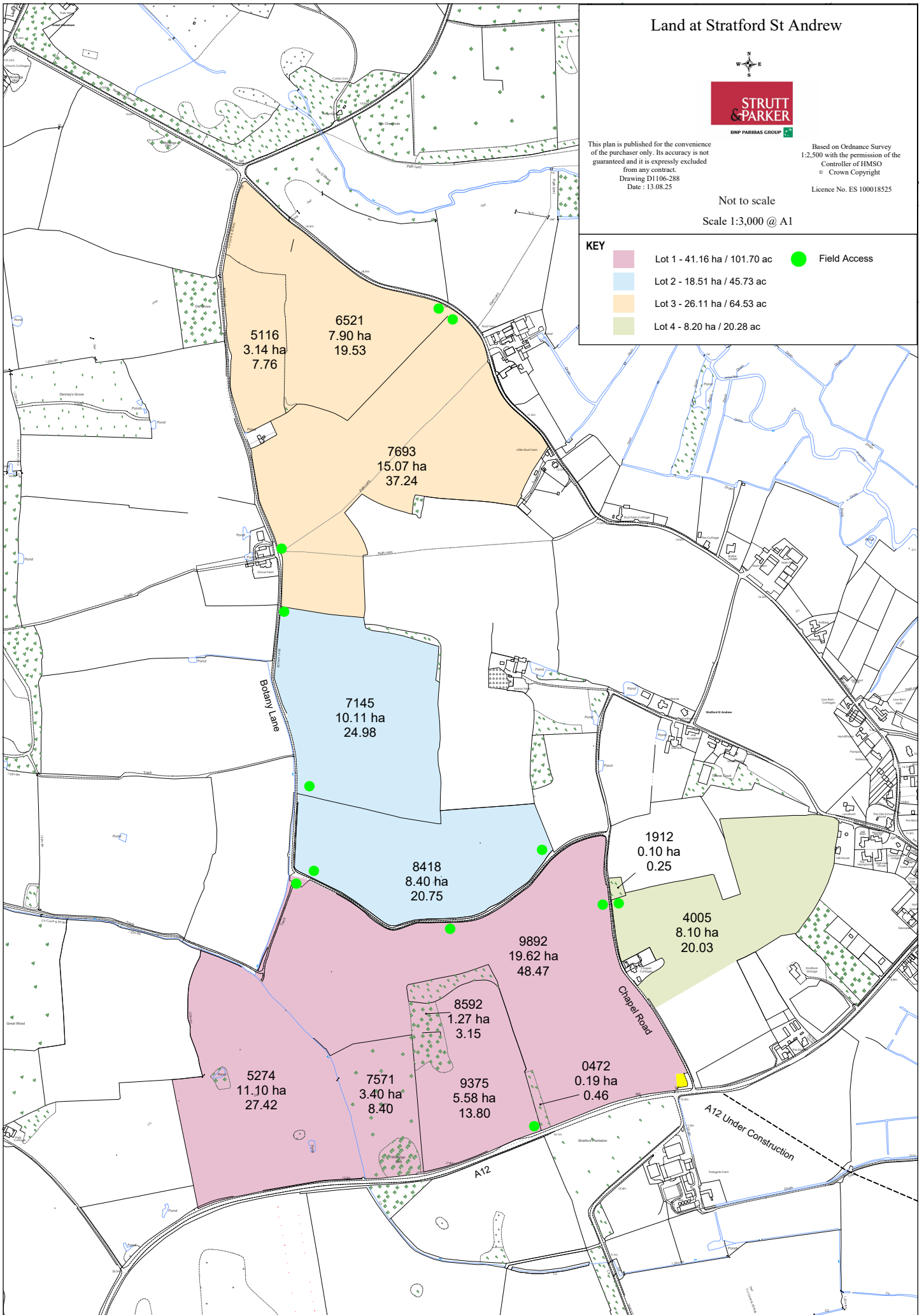
This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.  
Drawing D1106-288  
Date : 13.08.25

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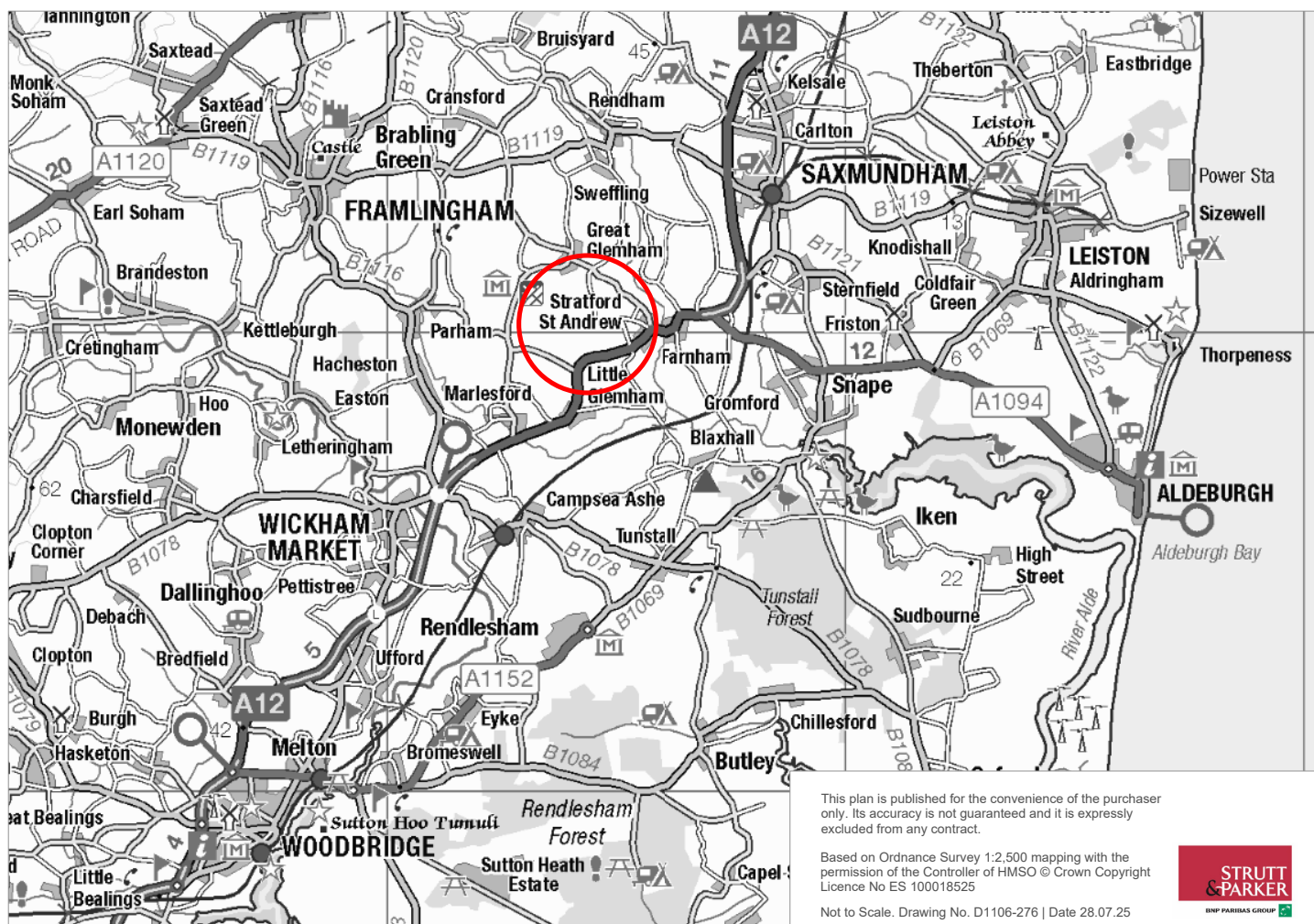
Not to scale  
Scale 1:3,000 @ A1

## KEY

- |  |                              |  |              |
|--|------------------------------|--|--------------|
|  | Lot 1 - 41.16 ha / 101.70 ac |  | Field Access |
|  | Lot 2 - 18.51 ha / 45.73 ac  |  |              |
|  | Lot 3 - 26.11 ha / 64.53 ac  |  |              |
|  | Lot 4 - 8.20 ha / 20.28 ac   |  |              |







## General

**Guide prices:** Lot 1: £790,000. Lot 2: £375,000. Lot 3: £525,000.

Lot 4: £180,000. Whole: £1,870,000

**Method of sale:** The land at is offered for sale by private treaty.

**Tenure:** Freehold.

**Services:** There are no services connected.

**Farming:** The arable land is farmed by a local contractor and they may be willing to discuss continuing under a suitable arrangement.

**Land drainage:** part of the land is drained.

**Wayleaves, easements and rights of way:**

Lot 1: the neighbouring farmland benefits from a right of way over the track to the northwest of field 5274.

Lot 1: Chapel Cottages to the east of Chapel Road have their septic tank and soakaway situated on part of field 9892.

Lot 3: there is a private water supply pipe serving several residential properties running under the land alongside Botany Lane.

**General:** 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 any other rights and obligations, easement 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.

**Basic Payment:** Entitlements to any Basic or De-Linked Payments relevant to the land offered for sale are excluded from the sale.

**Sporting, Timber and Mineral Rights:** All sporting and timber rights are included in the freehold sale insofar as they are owned.

**Local Authority:** East Suffolk Council, 4 Canning Road, Lowestoft NR33 0EQ

**VAT:** Any guide price quoted or discussed is exclusive of VAT.

In the event that a sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT such tax will be payable in addition.

**Health & Safety:** Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety. All viewings and appointments are strictly by prior appointment with the vendor's agent.

**Viewings:** Strictly by appointment with Strutt & Parker. (Tim Fagan 07702 199588.)

## Ipswich

The Stables, Wherstead Park, Wherstead,  
Ipswich, Suffolk, IP9 2BJ

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