0.27AC (0.11HA) LAND
AT BRAMPTON

For Sale : Development Opportunity

DURRANTS
SINCE 1853

0.27AC (0.11HA) LAND

AT BRAMPTON

Guide Price : £120,000

Method of Sale : Private Treaty





DESCRIPTION

The property comprises a parcel of land extending in total to 0.27ac (0.11ha) with Planning in Principle for three terrace dwellings.

Access is provided directly from Station Road via a five-bar gate which provides the entrance to the property.

LOCATION/DIRECTIONS

The land is situated on the edge of the sought-after village of Brampton, Suffolk, approximately 4 miles from Halesworth and 8 miles from Southwold.

Brampton benefits from a railway station and enjoys excellent access to the Suffolk Heritage Coast, with the surrounding area renowned for its attractive countryside, rural lifestyle and accessibility to nearby market towns and coastal destinations.

From Halesworth, follow the B1123 towards Brampton for approximately 4 miles. On reaching Brampton village, continue to Brampton Railway Station. The land is located directly adjacent to the station and will be clearly identified by a Durrants For Sale board.

TENURE
Freehold.

VAT
The sellers have elected not to charge VAT on the sale of the land.

EXCHANGE OF CONTRACTS
Exchange of contracts to take place within 4 weeks of receipt by the buyers' solicitors of the draft contract. Completion to take place up to 4 weeks thereafter.

SERVICES
None are connected.



BUILDINGS
None are included in the sale.

SPORTING RIGHTS, TIMBER AND MINERALS
All sporting rights are included in the sale.

Standing timber and minerals subject to the usual statutory limitations.

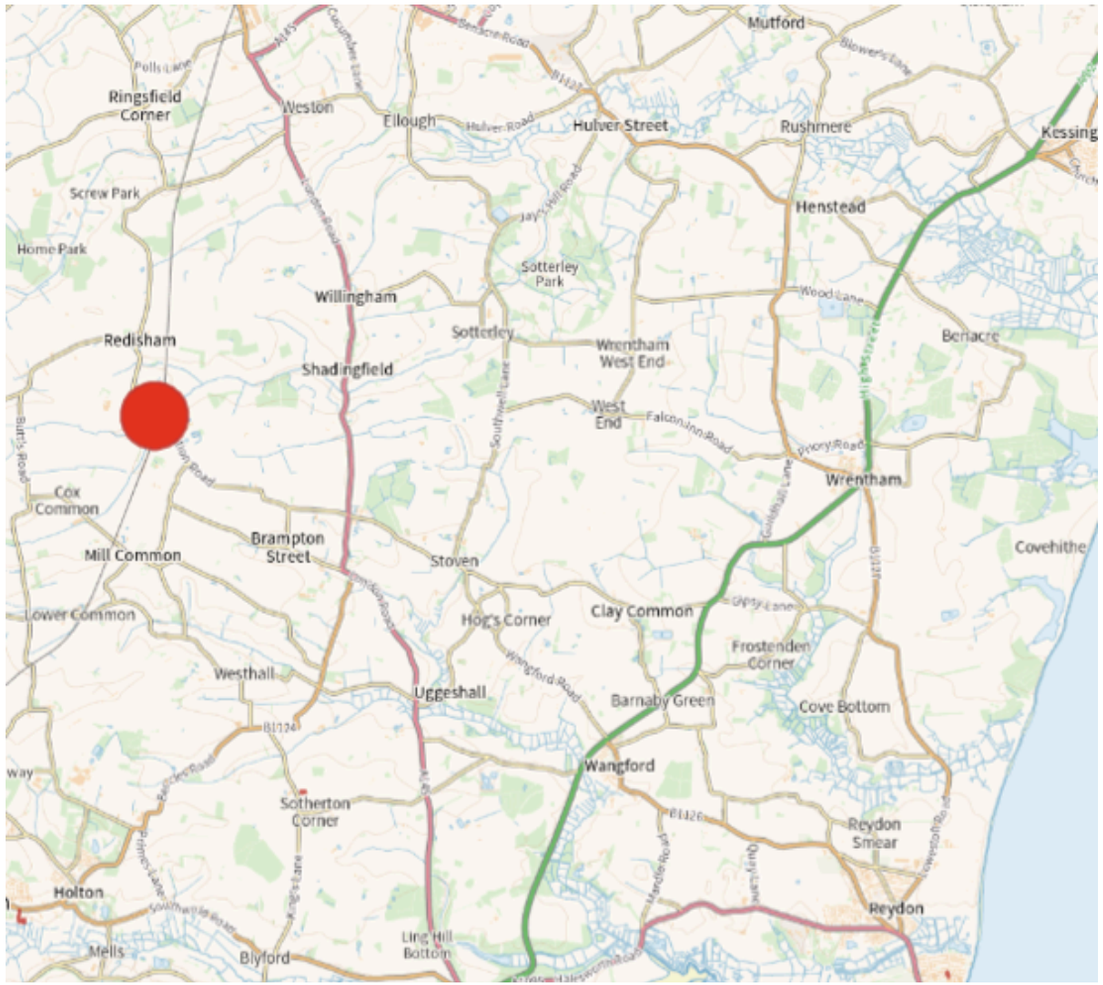
PLANNING
The property benefits from Planning in Principle (PiP) consent, Reference DC/26/2416/PIP, establishing the acceptability of residential development on the site in principle, subject to the submission and approval of subsequent Technical Details Consent.

Prospective purchasers should make their own enquiries with the Local Planning Authority regarding the scope of development and any planning requirements.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY
The property is sold subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not. In particular, the land is crossed by electricity poles.

What3words
hazelnuts.yachting.casually

VIEWING
At any reasonable time by prior notification to the Agent with a copy of the sale particulars to hand.



IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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