



*Land at Beyton*

| BURY ST EDMUNDS

| **Carter Jonas**

**LAND AT BEYTON  
DRINKSTONE ROAD  
BURY ST EDMUNDS  
IP30 9AQ**

**A block of 206.14 acres  
(83.42 ha) of arable farmland,  
pasture land and woodland.**

The farmland is located on the outskirts of Beyton village. The town of Bury St Edmunds is close by (six miles to the west) there is easy wider road network access via the A14 trunk road and local rail connections, whilst there is a direct main line rail connection at Stowmarket to London Liverpool Street.



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**LOCATION**

The land is located off Drinkstone Road, Tostock Road and Cangles Lane, all to the south-east of the village of Beyton and south of the A14 Junction 46.

**PROPERTY**

The property extends to approximately 206.14 acres (83.42 ha) made up of four arable blocks with areas of woodland on the margin and one field of permanent pasture running alongside a brook, this parcel includes a small building. The property enjoys good road frontage and access as well as internal track infrastructure.

The property has been farmed under a contract farming arrangement for a number of years and provides a number of potential opportunities for alternative uses subject to planning given its location close to the village and the A14. Limited investigations have been made into the site's potential for a solar scheme with more information provided below.

The property is offered to the market in five lots or as a whole.

**LOT 1**

122.29 acres (49.49 ha) of Grade 3 arable land set out in good size fields divided by ditches and hedgerows. The land is accessed directly off both Drinkstone & Woolpit/Tostock Roads.

**LOT 2**

44.62 acres (18.06 ha) of Grade 2 arable land set out in two fields divided by ditches and hedgerows. The land is accessed directly from Cangles Lane..

**LOT 3**

18.3 acres (7.41 ha) of Grade 2/3 arable land in one open field with two small areas of woodland. The land is accessed directly off the junction of Drinkstone Road & Cangles Lane.

**LOT 4**

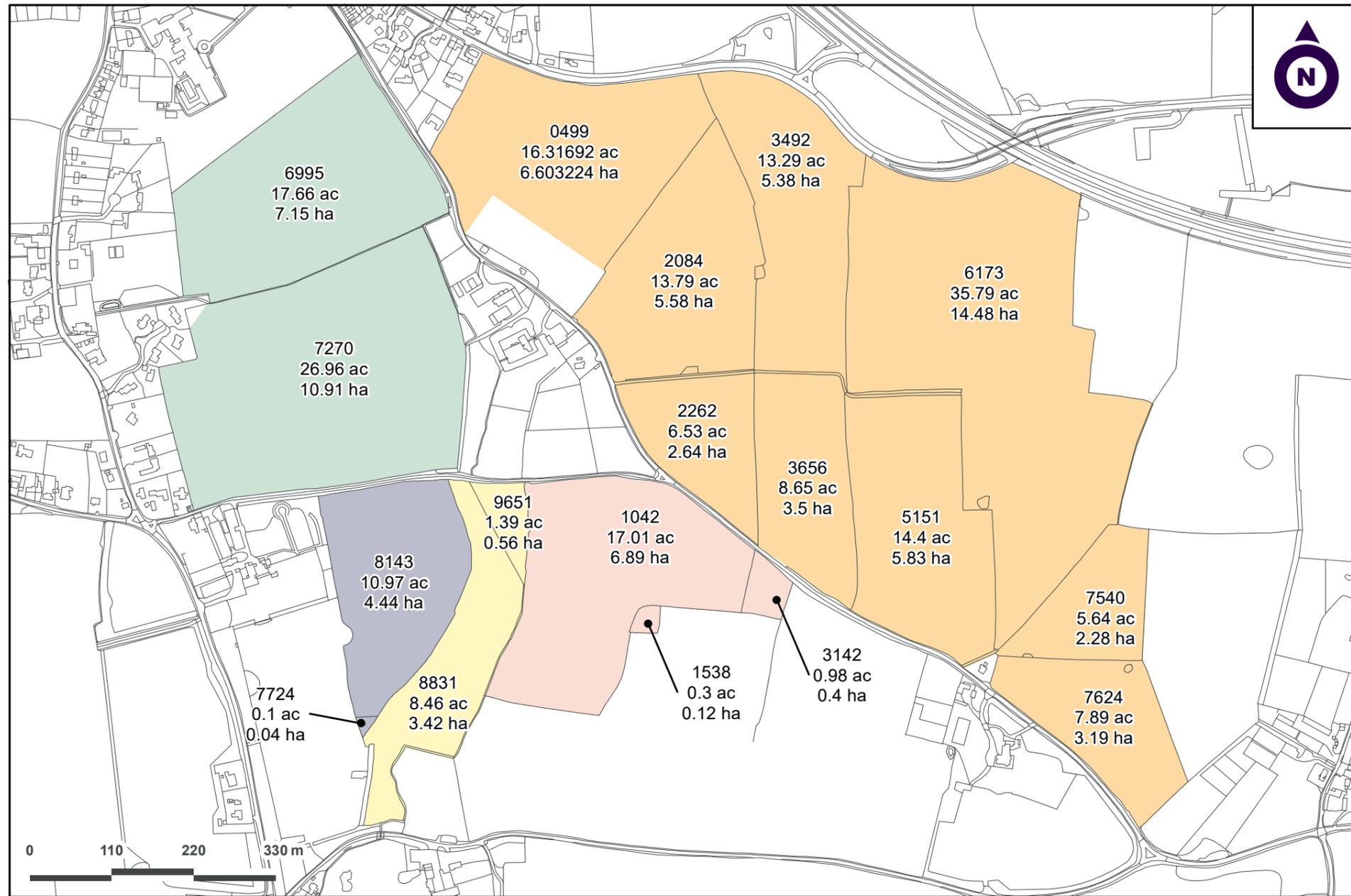
9.85 (3.98 ha) of Grade 2/3 amenity pasture land with a brook running through the land with a small dilapidated timber building. The land is accessed off Cangles Lane.

**LOT 5**

11.08 acres (4.48 ha) Grade 2 arable field with a small area of woodland. The land is accessed off Cangles Lane.

**LAND PLAN**

- LOT 1
- LOT 2
- LOT 3
- LOT 4
- LOT 5



## METHOD OF SALE

The property is offered for sale by private treaty either in lots or as a whole, as identified on the sale plan.

## TENURE & POSSESSION

The property is offered freehold with vacant possession upon completion. There is a cropping licence in place for trial plots which runs until 30th September 2021 and a Farm Business Tenancy across the pasture land which runs until 30th September 2021. Further details available from the agent.

## BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for the Basic Payment Scheme.

These entitlements are available to purchase by separate negotiation.

Further details on the number of entitlements are available from the Agents.

The vendor will retain the 2021 Basic Payment Claim. There is to be no retention of the sale price for entitlements.

## ENVIRONMENTAL SCHEMES

The property is subject to a Countryside Stewardship Agreement running from 01/01/2019 until 31/12/2023, further details are available from the selling agent.

## OVERAGE

An overage agreement to capture a percentage of any development uplift will be included in the sale for a period of 35 years at a rate of 35%. More details are available from the Agent.

## DRAINAGE

Environment Agency standard drainage rates are applicable to the land. In 2020 the cost of these was £185.

## ENERGY POTENTIAL

A quote has been received (June 2021) from UK Power Networks confirming that a Flexible

connection for a 10MW or 20MW export solar scheme would attract a budget estimate for connection works of £3,394,000 excluding VAT.

This is made up of £578,000 non contestable and £2,816,000 of contestable works with a potential curtailment factor above 20%. Further information is available from the agents.

## WAYLEAVES EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

## HEALTH & SAFETY

Potential purchasers are requested to take particular care when inspecting the land, wearing appropriate footwear for uneven terrain and potentially slippery surfaces and being aware of farm machinery operations which may be occurring on the land at the time of inspection.

## VAT

The Vendor has not opted to tax (VAT) in respect of this property asset and therefore no VAT will be charged on the freehold sale.

## SPORTING TIMBER & MINERAL RIGHTS

All sporting, timber and mineral rights available will be included in the sale.

## VIEWINGS

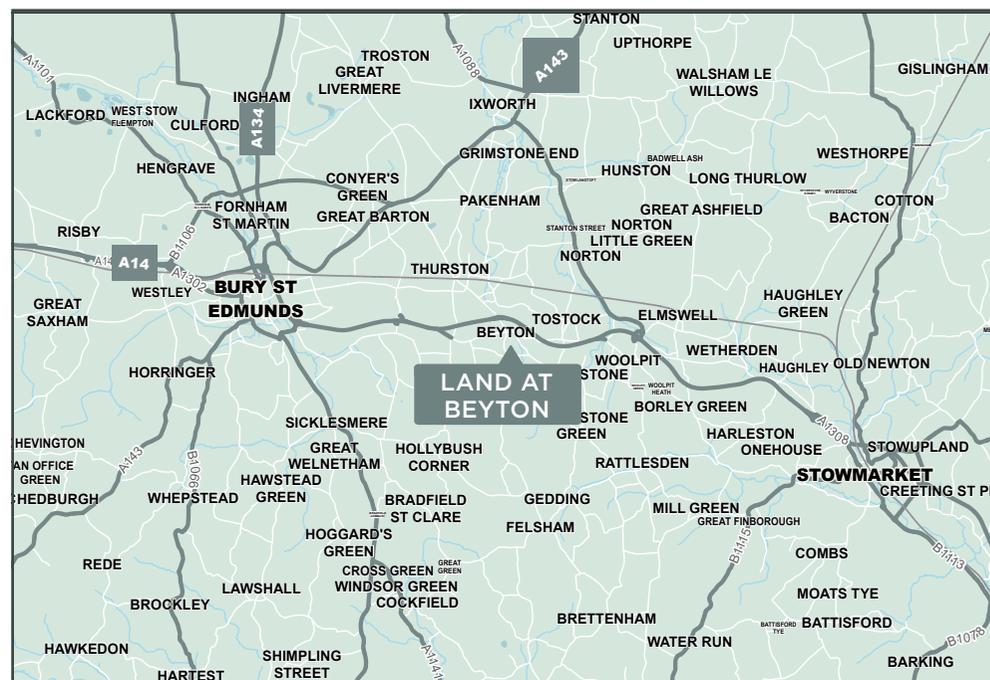
Viewings are strictly by appointment with the Agent. Particulars produced June 2021, Photographs May 2021.

## VENDORS SOLICITORS

Ashtons Legal  
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/// anyway.wolves.pixies  
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## IMPORTANT INFORMATION

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