

## TO LET - OFFERS INVITED

### GRAZING LAND ADJACENT TO THE TOLLGATE PUB, 142 FORNHAM ROAD, BURY ST EDMUNDS, SUFFOLK, IP32 6AX



- Annual grazing licence available
- Plot size of approximately 1.68 acres
- Situated within close proximity to Bury St Edmunds
- Large parcel of grazing land with perimeter fencing
- Access to the land is from Fornham Road (B1106) via a gated entrance

### Location

Bury St Edmunds is a historic market town and civil parish in the West Suffolk district, in the county of Suffolk with a population of around 45,000 residents. It is located approximately 28 miles east of Cambridge and 40 miles south west of Norwich.

The parcel of land is located around 1 mile north of the town centre and is situated adjacent to the Tollgate public house. The pub fronts the A1101 which adjoins Fornham Road (B1106). The surrounding area consists of a number of residential dwellings, Best Western Priory Hotel, Stratstone car dealership and rolling countryside.

### Description

The parcel of land measures to around 1.68 acres and is shown for guidance purposes on the Site Plan included on page 3 - (highlighted in blue).

It comprises of a large area of grassland with an independent gated access which fronts Fornham Road (B1106). It is not located in a Conservation Area or the Green Belt.

The River Lark runs along the northern and eastern boundaries of the site and the land is located within Flood Zone 2.

The parcel of land presents an opportunity for farmers and animal owners who are seeking grazing land.

### Tenure

The land is available on an annual grazing licence basis with a licence fee to be agreed.

### Services

We understand that the land is not currently connected to any services but any interested parties must rely on their own enquiries to confirm this.

### Boundaries

The maintenance of the boundaries will be the responsibility of the licensee.

### VAT

VAT will be applicable on the licence fee.

### Viewings

All viewings are strictly by appointment only.

### Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

### Enquiries

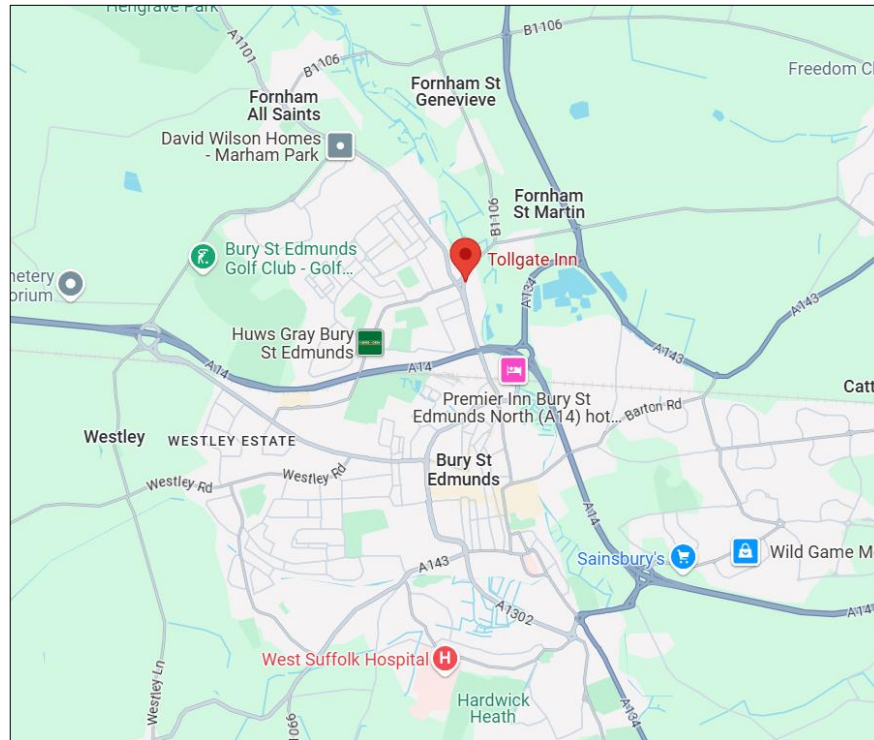


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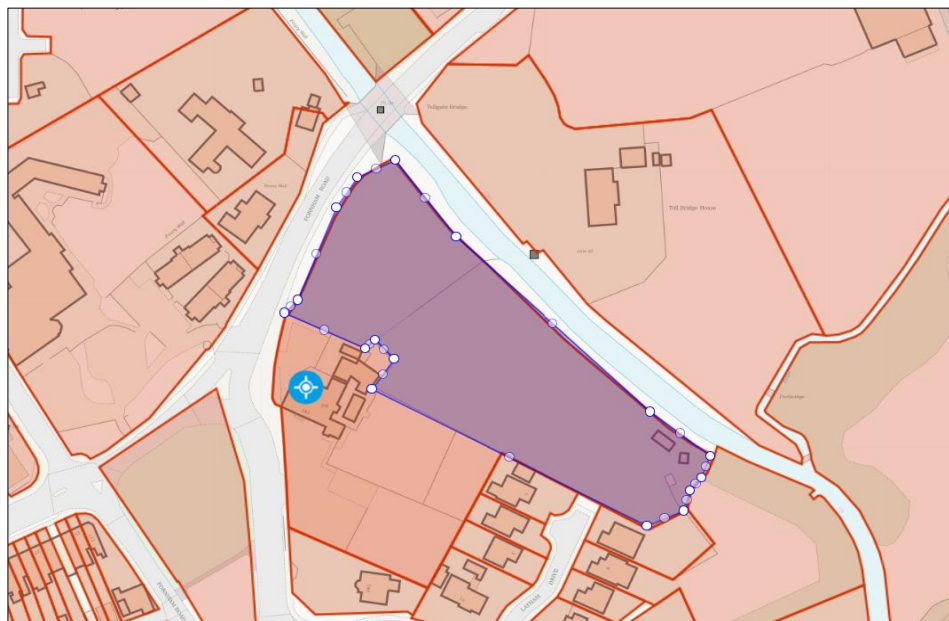


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### Location Plan



### Site Plan



**Important notice**

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## Our Services & Offices

