



Land at Wixoe

Wixoe, Suffolk

Carter Jonas

Land at Wixoe Stoke-by-Clare Sudbury CO10 8UE

Productive Arable Farmland

Grade 2 arable farmland. In all extending to 35.73 hectares (88.29 acres). For sale by private treaty as a whole.

Location

The land is located on the edge of Wixoe, approximately 9 miles south-east of Haverhill and 12 miles north of Halstead.

Land

The property comprises approximately 35.73 hectares (88.29 acres) of productive Grade 2 arable land. The gently undulating terrain benefits from a southerly and easterly aspect and forms a ring fenced block. The soils belong to the Hanslope Soil Association, consisting of slowly permeable clay soils well suited to cereals and a range of other arable crops. The land has been managed under a standard cereal rotation.

Access is taken from Boyton End Lane to the east, where a culverted ditch provides entry into the north east corner of the field.

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