



LAND AT WETHERDEN HALL FARM

Wetherden, Suffolk, IP14 3LS

BROWN & CO



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A Productive Commercial Arable Farm with Modern Buildings

Grade 2 & 3 arable land, woodland, grassland, sporting potential

In all approximately 206.92 hectares (511.35 acres)

FOR SALE BY PRIVATE TREATY

As a Whole in One Lot

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INTRODUCTION

Wetherden Hall Farm extends to approximately 206.92 hectares (511.35 acres) with a range of modern farm buildings including approx. 1200 tonnes of grain storage and a general purpose store. The farm includes 198.34 hectares (490.15 acres) of productive arable land, 3.36 hectares (8.29 acres) of grassland and 2.83 hectares (7.01 acres) of woodland.

LOCATION & SITUATION

The Farm lies to the north of the village of Wetherden approximately 13 miles from Bury St Edmunds and 5 miles from Stowmarket in the county of Suffolk. The Woolpit and Stowmarket A14 junctions are both 3.5 miles to the south west and south east respectively.

Train services are available from Stowmarket (London Liverpool St 80 minutes) and Elmswell with services to Cambridge and Ipswich.

Wetherden has a village pub, church and village hall. There is a primary school located in the nearby village of Haughley.

WETHERDEN HALL FARM, LAND AND FARM BUILDINGS 206.92 HECTARES (511.35 ACRES)

A productive arable farm lying in one parcel with good access from public roads and internal farm tracks. The farm benefits from good average field sizes.

The current owners have been farming here since the 1980's and one of them is retaining a residence in the middle of the farm.

The Farm Buildings

Located centrally are a modern range of excellent farm buildings constructed mainly in 2006 with an extension to one of the buildings in 2014. They comprise the following: -

Grainstore Building (48m x 20m)

Incorporating six separate sections each with an electric roller shutter door at the front facing the yard. One section is currently used as a workshop. Two sections have drive-on wooden floors and central tunnels with fans for drying. Two sections have concrete floors with aerating slats and low volume fans used for cooling grain. The sixth section is used for grain storage but on a concrete floor. The building can hold up to approx. 1200 tonnes.

**Lean-to**

Adjoining the grainstore is a sprayer shed with a concrete floor falling to a central sump which drains into an isolation tank in the farmyard.

Mono Pitch building (30m x 10m)

Mainly open fronted and used for general storage but with grain retaining walls to the rear and sides which allows some grain to be stored to a restricted height. At one end of the building is an enclosed area which contains a farm office, shower and toilet room and a general store which houses the electrics into the site. There is a mezzanine above.

The Arable Land

This extends to approximately 198.43 hectares (490.15 acres) and has been farmed under a combinable crop rotation including the growing of cereals, oil seeds and pulses. Sugar beet has been grown in the past.

GENERAL REMARKS AND STIPULATIONS**Method of Sale**

The freehold of the property is offered for sale by Private Treaty as a whole with vacant possession.

Exchange of Contracts and Completion

Exchange of contracts to take place 21 days after receipt by the Purchaser's Solicitor of the draft contract with completion post harvest.

A deposit of 10% of the purchase price will be payable on exchange of contracts. If early entry is required, then purchasers will be asked to pay an additional 10% at that stage.

Land Classification

The soils are mainly of the Beccles 1 and Ashley Soil Associations which are described as slowly permeable seasonally waterlogged fine loamy over clayey soils by the Soil Survey of England and Wales.

The majority of the farm is shown as Grades 2 & 3 on the Provisional Ministry of Agricultural Classification Map for the Eastern Region.

Past Cropping

A past Cropping Schedule is available from the Vendors Agent.

Statutory Designation

The land lies within a Nitrate Vulnerable Zone.

Environmental Schemes

There are no Environmental or Stewardship Schemes currently on the farm.

Basic Payment Scheme (BPS)

The land is registered on the Rural Land Register.

The BPS Entitlements for the Farm may be available to purchase by separate negotiation. Further details are available from the Vendor’s Agent.

Wayleaves, Easements and Rights of Way

The farm is sold subject to and with the benefit of all existing rights, including rights of way, whether the public or private, light, support, drainage, water and electricity supplies and other rights, easements, and all wayleaves whether referred to or not in these particulars.

There are various footpaths crossing the property. A plan is available from the Vendor’s Agents.

Other parties have rights of way over the main entrance drive leading to the properties in the centre of the Farm which are not included in the sale. We understand maintenance is on a user basis.

The Vendors reserve the right to retain access over the entrance drive to access their retained property in the centre of the farm plus access rights to cut the hedge on the western boundary of their property marked A on the plan. Their water supply comes from the private water pipe which supplies the farm buildings which was installed in 2006.

Land Drainage

The majority of the arable land is under drained, and the Vendor has some plans which can be viewed by appointment.

Services

There is 3 phase electricity to the farm buildings and mains water via a private pipe from the public road. There are water meters at the public road and a sub meter for the pipe to the vendors retained property in a location closer to the property.

Outgoings

Drainage rates are payable to the East Suffolk Internal Drainage Board. For 2022 these rates are £14.54 per annum in respect of the main drain running through a field in the south of the farm.

There is also an Environment Agency General Charge which is currently £620.85 per annum.

Camgrain Tonnage

The Vendor has 600 tonnes of storage at Camgrain which may be available to be purchased by separate negotiation, please refer to the Vendors agents.

VAT

Should any sale of the farm, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the contract price.

Sporting, Minerals and Timber

All sporting and mineral rights and timber or timber like trees (except as reserved by Statute or to the Crown) are included in the sale.

Town and Country Planning

The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the planning matters that may affect the property.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Plans, Areas and Schedules

These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Viewings

Strictly by appointment with Brown & Co. Please contact.

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E: nicholas.staton@brown-co.com
T: 01284 339111

Useful Addresses

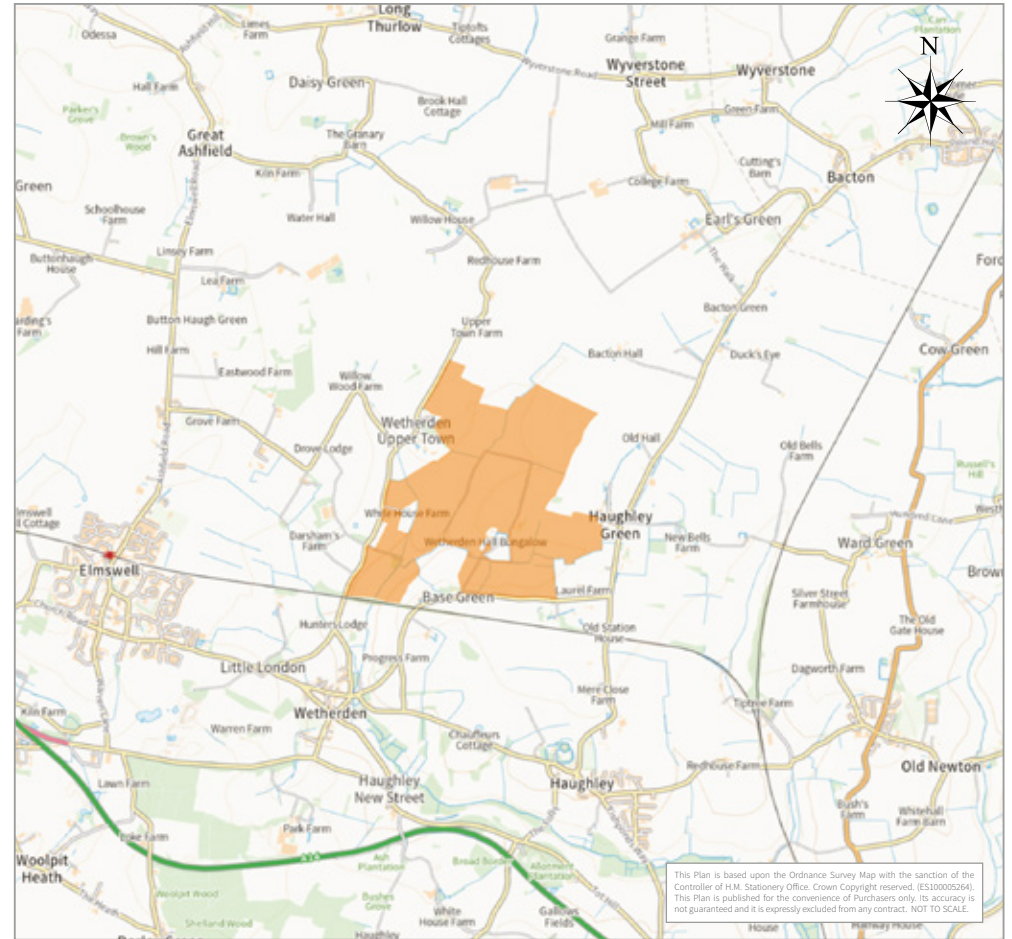
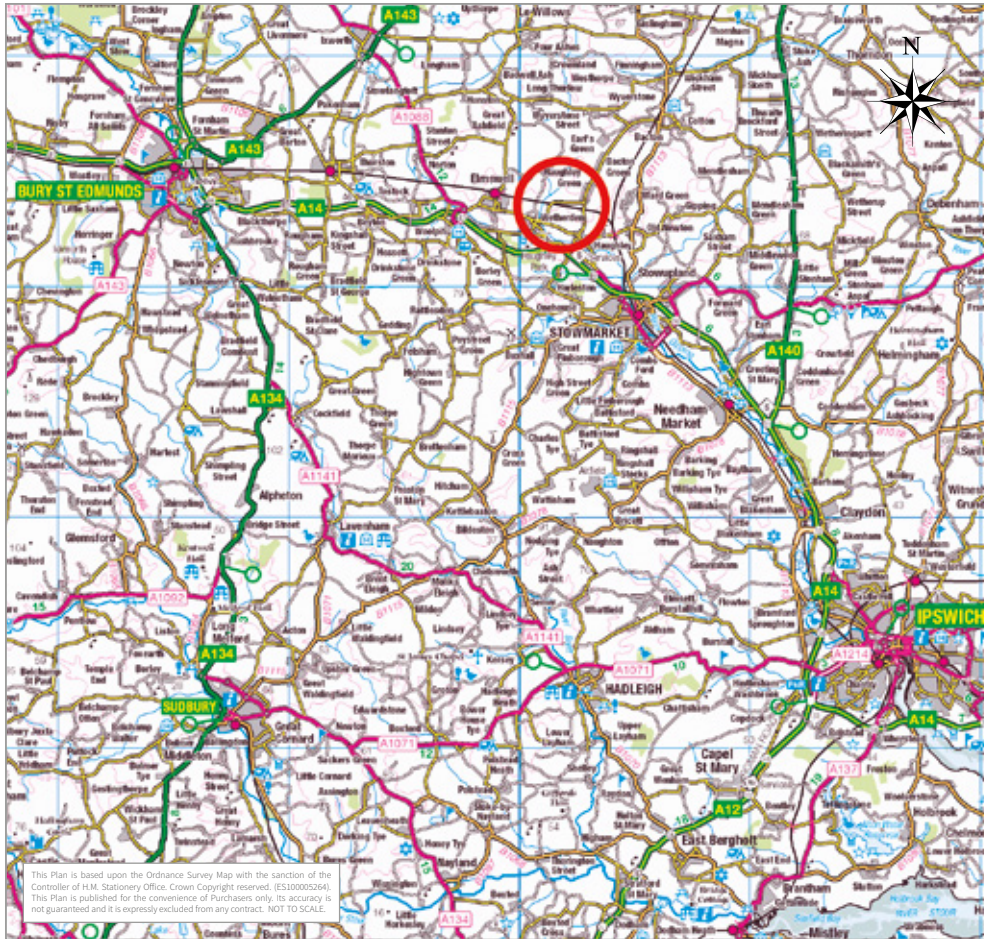
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Anti Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these Particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in May 2022. Brochure by wordperfectprint.com.

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Wetherden Hall Farm

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1 : 7500 @ A3

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