



LAND AT OLD HALL FARM

Pakenham, Suffolk, IP31 2NF

BROWN & CO





LAND AT OLD HALL FARM

Pakenham, Suffolk, IP31 2NF

Productive Grade 2 & 3 Arable Land

With Sporting Potential

Approximately 76.28 hectares (188.5 acres)

FOR SALE BY PRIVATE TREATY
As a whole in one lot

Linden Square
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Bury St Edmunds
Suffolk
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INTRODUCTION

The Land at Old Hall Farm extends to approximately 76.28 hectares (188.50 acres). It includes 72.97 hectares (180.33 acres) of productive arable Land and 2.49 hectares (6.16 acres) of Woodland. The remaining area, includes small areas of ponds, tracks and verges.

LOCATION & SITUATION

The Land is located between the villages of Pakenham to the south and Ixworth to the North and is approximately 8 miles from Bury St. Edmunds in the county of Suffolk.

The Land is well connected by road and adjoins the A143 providing a direct route into Bury St. Edmunds.

Ixworth has a range of amenities including a local primary school, secondary school, village hall, pub, church and a range of small shops and eateries.

THE ARABLE LAND

Productive arable Land which extends to approximately 72.97 hectares (180.33 acres) lies in three blocks with good access from the public highway.

A combinable and root crop rotation has been utilised including the growing of cereals, oil seeds, sugar beet, maize and potatoes. A past Cropping Schedule is available from the Vendor's Agent.

The Land has been farmed to a high standard through a Farming Agreement with Contractor, RL and JP Long Farms Ltd They are interested in continuing the arrangement subject to agreeing terms with a Purchaser. Please contact the Vendor's Agent for further information.

WOODLAND

The Woodland extends to 2.49 hectares (6.16 acres) situated in several small parcels across the Land.

These parcels are primarily made up of mixed broadleaf trees and have provided good cover for sporting purposes.

SOIL CLASSIFICATION

The soils are classified by the Soil Survey for England and Wales as being mainly of the Beccles 1 and Worlington Associations. These are generally described as being slowly permeable seasonally waterlogged fine and coarse loamy over clayey soils and deep well drained sandy soils respectively.

LAND CLASSIFICATION

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

ANCIENT SCHEDULE MONUMENT

There is an area of Land on the northern edge of the property, lying just to the south of Ixworth, which is the site of a former Roman settlement.





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 on completion.

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 on the 30th August 2024 or earlier by agreement.

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.

HOLDOVER

A holdover provision will be required until 31st October 2024 to allow the Vendor to harvest any remaining crops relating to the 2024 harvest.

RESTRICTIVE COVANANT

The sale will include a restrictive covenant preventing any buildings or structures from being erected within the cross hatch on the sale plan, Further details are available from the Vendor's Agents.

BASIC PAYMENT SCHEME (BPS)

The Land is registered on the Rural Land Register. However, no BPS Entitlements are included with the sale.

The Vendor will receive and retain all future Basic Payment runoff or Delinking payments relating to the Land.

IRRIGATION

An existing private irrigation pipe, owned by a neighbour, runs under part of the Land on the southern boundary including two hydrants. No water is included in the sale.

The Vendors and the Owners of the pipe reserve the right to maintain, renew and continue to use the existing irrigation main and hydrants. Further details are available from the Vendor's Agents.

STATUTORY DESIGNATION

The Land lies within a Surface Water Nitrate Vulnerable Zone.

ENVIRONMENTAL SCHEMES

There is a Mid Tier Countryside Stewardship Scheme which runs until 31st December 2026.





WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The Land 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.

Existing electricity cables cross part of the Land and we understand an annual Wayleave Payment is received.

The Vendors will retain a 3m x 3m area of Land around the existing sign to Old Hall Farm & Barns as marked by point A on the sales plan. The Vendors will also retain the right to cut and manage vegetation to allow visibility of the sign.

LAND DRAINAGE

There are some Land drainage plans available to view with the Vendors Agents.

SERVICES

There are no services to the Land.

OUTGOINGS

A general drainage charge is payable on the Land to the Environment Agency.

CAMGRAIN TONNAGE

The Vendor has 250 tonnes of storage at Camgrain which may be available to be purchased by separate negotiation, please refer to the Vendor's 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.

The Land has been included within a successful private shoot and there may be an opportunity to continue with this arrangement or develop a compact local shoot independently or by Neighbour collaboration.

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 & FITTINGS

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

BOUNDARIES

The Buyer(s) shall deem to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining boundaries nor their ownership.

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.

E: robert.fairey@brown-co.com

T: 01284 731450 – 07768 465741

E: matthew.thompson@brown-co.com

T: 01284 725915 – 07721 241712

HEALTH AND SAFETY

The property is part of a working Farm and therefore Viewers should be careful and vigilant whilst on the holding. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

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.

USEFUL ADDRESSES

West Suffolk District Council

West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU

T: 01284 763233

Suffolk County Council

54 Ipswich St, Ipswich IP14 1AD

T: 0345 606 6067



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 or 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 February 2024. Brochure by wordperfectprint.com.

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Sale of Land at Old Hall Farm, Pakenham

SCALE : 1 : 5000 @ A3
DATE : 01/02/2024

MAP FILENAME :
Sale of Land at Old Hall Farm, Pakenham 3.mpd



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