



# FORNHAM PARK

Fornham St Genevieve, Bury St Edmunds, Suffolk, IP28 6TT

**BROWN & CO**

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## An exciting opportunity to purchase a mix of land uses comprising:

96.32 acres of agricultural land suitable to be brought back into arable production

27.82 acres of parkland

6.76 acres of scenic lakes

12.88 acres of mature mixed woodland

29.16 acres of a former brownfield site restored to amenity grassland

North Lodge House with Approx. 4.52 acres of land

Approximately 73.73 hectares (182.22 acres)

FOR SALE BY PRIVATE TREATY

As a Whole or in Two Lots



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## INTRODUCTION

Fornham Park represents an exciting opportunity to secure a strategic property comprising a range of land uses located to the north of the market town of Bury St Edmunds.

Situated on the northern edge of Fornham St Genevieve, the site provides potential for a purchaser to create a private estate or to diversify into other uses, subject to planning.

The Vendors preference is to undertake this transaction as a Share Sale of Fornham Country Park Limited, which owns the subject properties that are the Companies only property Assets.

## LOCATION & SITUATION

Fornham Park is located approximately 3 miles northwest of Bury St Edmunds and situated on the northern edge of the village of Fornham St Genevieve. The property is adjacent to the B1106 and access to the property can be taken directly from the Public Highway. The B1106 links directly onto the A134 which connects the property to the A14 and surrounding areas.

Bury St Edmunds is a desirable market town for both locals and tourists with a range of shops, restaurants and amenity areas/ attractions such as the Abbey Gardens and St Edmundsbury Cathedral.

## LOT 1: FORNHAM PARK – AGRICULTURAL LAND, PARKLAND, LAKES, WOODLAND AND BROWNFIELD SITE

### AGRICULTURAL LAND

The land extends to 96.32 acres divided into four large fields. Currently the land is grassland with the potential to be converted back into arable land suitable for commercial farming. The land gently slopes south westerly towards the River Lark and the Lakes.

The soils are mainly of the Newport 4 Association which are described as well drained sandy soils suitable for cereal crops, sugar beet and potatoes. The land has previously been cropped with sugar beet, maize, rye and winter wheat.

### PARKLAND

Extending to 27.82 acres in total, the majority of the parkland forms part of the southern land situated adjacent to residential properties and the adjoining Aspen Country Park development. This area of land benefits from a range of mature trees and a separate access directly off the B1106 roundabout. The rest of the parkland extends around the lakes in the centre of the property.





### **WOODLAND**

The main woodland is an attractive block of woodland extending to approximately 9.57 acres of mature broad leaf and conifer trees situated adjacent to the agricultural land to the north. The woodland benefits from an access directly off the Public Highway, Mill Road. The remaining areas of woodland is made up of small areas of trees and shelter belts.

### **LAKES**

The scenic lakes are situated to the south west of the property and extend, in total, to 6.70 acres. The lakes provide a haven for a diverse array of fauna and flora lying adjacent to the River Lark which forms the western boundary.

A boathouse is situated on the northern bank of the eastern most lake. Constructed of brick plinth with an oak frame under a pantile roof. This structure will provide the user a perfect launch following minor refurbishment works to the decking.

### **BROWNFIELD SITE**

Extending to 29.16 acres of former landfill, the land has been restored to amenity grassland with an elevated view of the surrounding property. The land is filled in part with inert soils and part builder's waste and is regularly monitored by the Environment Agency.

### **BUILDINGS**

Agricultural Building - A concrete block building measuring approx. 9.5m x 6m situated in the centre of the property.

Church Tower - The Church Tower, being the remains of the Fornham St Genevieve Church lies in the centre of the property. A fire destroyed the church in 1782 leaving only the tower which was subsequently used as a folly for the estate. The tower is Grade II\* Listed and currently houses a redundant water tank.

### **ENVIRONMENTAL AND BIODIVERSITY NET GAIN POTENTIAL**

Owing to the property's location and local environmental context, the land provides opportunities for the uplift of onsite habitats, mostly agricultural land, for the purposes of generating Biodiversity Net Gain Habitat Units. Such uplift could include the creation of new species-rich grasslands and woodland parcels, and the enhancement of existing freshwater ponds and marginal river areas. Generated units can be sold commercially to developers in England and would be of particular value to those seeking to develop within the Bury St Edmunds local planning authority or national character area.

## **LOT 2: NORTH LODGE & 4.52 ACRES OF LAND**

North Lodge is a three-bedroom bungalow with garden, outbuildings and 4.52 acres of land adjacent to the dwelling.

Constructed in approximately the 1930's with subsequent extensions, North Lodge is an interesting property. The dwelling requires modernisation and refurbishment which provides an excellent opportunity for a buyer to stamp their mark on the property.

The accommodation comprises: -

**ENTRANCE HALL** – leading to sitting room and Utility Room;

**SITTING/DINING ROOM** – with French doors to garden;

**UTILITY ROOM** – with a door to;

**SHOWER ROOM** – shower, wc and wash hand basin;

**BATHROOM** – bath, wc and wash hand basin;

**BEDROOM 3** – double bedroom;

**KITCHEN** – built in kitchen with units below and above;

**ENTRANCE HALL** – leading to:

**BEDROOM 2** - double bedroom;

**BEDROOM 1** – double bedroom.

The dwelling benefits from mains water and electricity with oil fired central heating.

EPC – E

### **OUTSIDE**

The property is approached over Fornham Parks northern access onto the gravel driveway. The garden is mostly set to the rear of the property surrounding a detached summerhouse/office and a double car port. The garden is adjacent to a field extending to 4.52 acres.

## **GENERAL REMARKS & STIPULATIONS**

### **METHOD OF SALE**

The property is offered for sale by Private Treaty as a whole or in 2 lots.

If a purchaser is interested in part of a lot, they are invited to discuss their requirements with the selling agents.

The Vendors preference is to sell 100% of the issued share capital of Fornham Country Park Limited.

### **TENURE AND POSSESSION**

The property is offered for sale freehold with vacant possession on completion.

## EXCHANGE OF CONTRACTS & COMPLETION

Exchange of contracts to take place 28 days after receipt by the Purchaser's Solicitor of the draft contract and completion will be 28 days after exchange.

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

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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

There are some third-party rights of way over the driveway adjoining North Lodge for the access to the central dwellings outside of the ownership.

There is a right of way over the driveway as an emergency access to the holiday lodge park adjoining.

There is an easement in place in favour of Eastern Concrete to draw water as shown on the plan marked with an "X".

## TIMBER, SPORTING AND MINERALS

All sporting, standing timber and minerals (except as reserved by statute or the crown) are included in the sale of the freehold.

## BOUNDARIES

The Buyer(s) shall be deemed 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.

## TOWN AND COUNTRY PLANNING

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

The following property is Listed:

Church Tower (Church of St Genevieve at Fornham Park) – Grade II\*  
Icehouse – Grade II

## OUTGOINGS

North Lodge is in Council Tax Band D.

The land is sold subject to any drainage rates or other outgoing that may be relevant.

## FIXTURES AND FITTINGS

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

## DISPUTES

Should any disputes arise as to the boundaries or any points concerning the particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the selling agent.

## ANTI MONEY LAUNDERING LEGISLATION

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.

## SOLICITORS

Excello Law, 110 Bishopsgate, London EC2N 4AY

Lewis Griffiths:

T: 0845 257 9499

E: lgriffiths@excellentlaw.co.uk

## VIEWINGS

Strictly by appointment with Brown & Co. Please contact:

Nicholas Staton | E: nicholas.staton@brown-co.com | T: 01284 339 111



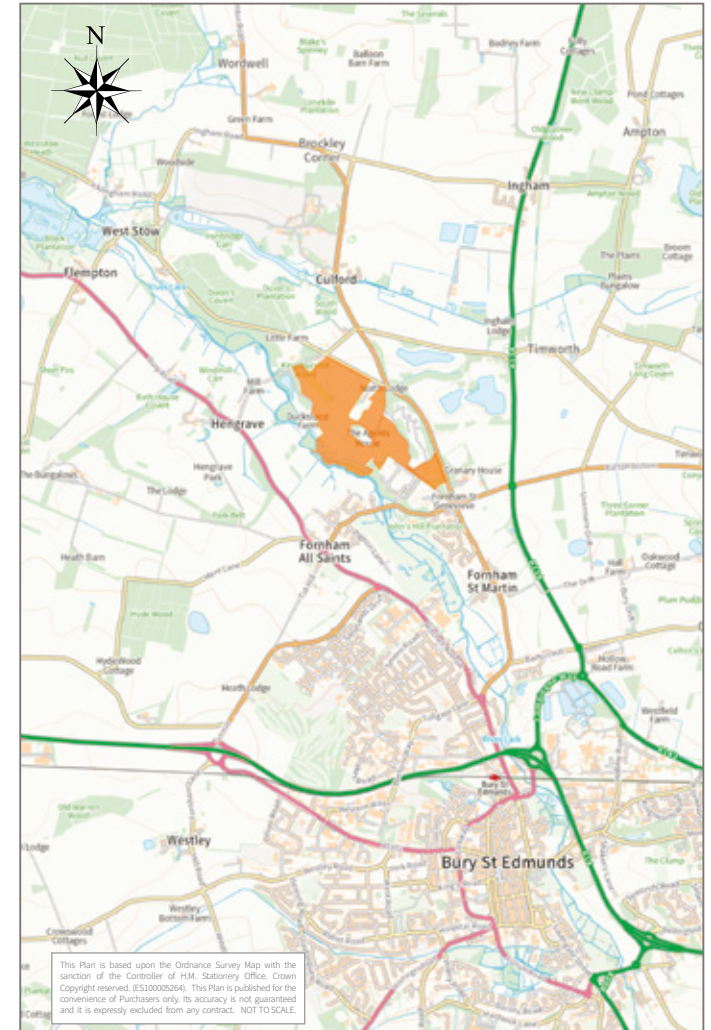
## GROUND FLOOR

### Energy Efficiency Rating

| Very energy efficient - lower running costs |   | Current | Potential |
|---|---|---------|-----------|
| (92 plus) <b>A</b>                          |   |         | 99        |
| (81-91) <b>B</b>                            |   |         |           |
| (69-80) <b>C</b>                            |   |         |           |
| (55-68) <b>D</b>                            |   | 53      |           |
| (39-54) <b>E</b>                            |   |         |           |
| (21-38) <b>F</b>                            |   |         |           |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |         |           |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Bluebeam® CADW



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of HM Stationery Office, Crown Copyright reserved. (ES10002064). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

### 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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### Fornham Park

SCALE : 1 : 5000 @ A3 DATE : 17/01/2024



MAP FILENAME : Fornham Park 4.mpd

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