



BROOKS LENEY
YOUR LAND OUR KNOWLEDGE

FOR SALE

BLOCK OF PRODUCTIVE ARABLE LAND IN 2 FIELD ENCLOSURES
EXTENDING TO 66.04 ACRES (26.72 HECTARES)

Available at whole or in two separate lots

Lot 1: 45.78 acres (Guide Price: £ 410,000) Lot 2: 20.26 acres (Guide Price: £ 190,000)

GUIDE PRICE £600,000

01473 831531

brooksleney.co.uk

Location

The land is located approximately 0.5 miles to the east of the popular village of Hintlesham, directly adjoining the A1071 main road which runs between Ipswich and Sudbury. Ipswich is located approximately 2 miles to the east, with the associated good access to the A14 and A12 and access to numerous facilities.

Hintlesham is a desirable village, known for Hintlesham Hall, a popular hotel which used to be run by Richard Carrier. Further facilities include Hintlesham Golf Club, as well as a village shop, village school, pub and Church. The popular market town of Hadleigh is located approximately 5 miles to the west.

Description

The land sits in two distinct blocks, totally approximately 66.00 acres, with both blocks having access directly from the A1071. Both lots comprise mainly arable land, classified as Grade 3 on the Land Classification Series of England and Wales.

The land has been farmed to a high standard and is known for generating good yields. A full breakdown of the previous 5 years cropping is available from the agent.

Both lots have road frontage and established access points to the A1071, with Lot 1 also having access from Pigeons Lane (to the south) via two established access points. Lot 2 will be granted a right of way for agricultural purposes only over the adjoining layby to the north, shown cross shaded brown on the attached plan.

Lot 1 – Arable Land (45.78 acres)

Situated on Thorpe's Hill, this lot comprises an attractive block of arable land, with access directly from the A1071 and Pigeons Lane. The land has a gently sloping topography and is a single field enclosure with areas of SFI/Stewardship located in the far western corner and around the field margins. The land is crossed by a single footpath, as well as a line of 132kv pylons and cables (see note below).



Lot 2 – Arable Land (20.26 acres)

A single field enclosure, located to the south of Fen Farm and with road frontage onto the A1071. The land is in an arable rotation, this year being cropped under a rotational SFI winter bird mix option. As with Lot 1, the land is crossed by overhead 132kv pylons and wires.

Access to this lot will be across adjoining retained land, shaded brown on the attached plan, over which a right of way will be granted for agricultural purposes. The right of way will provide 10m of frontage to the public highway across the adjoining layby

Viewings

Viewings may be conducted at any time, with particulars in hand, by prior arrangement with the Selling Agents

Overage

Both Lots will be sold subject to a 25 year Overage Agreement, whereby 25% of any uplift in value, as a result of the land being used for anything other than agricultural, will be paid. Full details of the Overage are available from the agent.

Infrastructure Projects

It should be noted that the land is affected by two separate infrastructure projects. Both Lot 1 and Lot 2 are affected by the Bramford to Twinstead National Grid Pylon Line Project, which will see the removal of the existing 132kv overhead wires and the pylon within Lot 1. Please note the pylon within Lot 2 will remain for the time being.

Lot 1 is also affected by the National Grid Norwich to Tilbury Pylon Line Project, whereby the land will be used for access to construct pylon lines linked to this project, and, in addition, a single pylon will be located in the far eastern corner of Lot 1. Further details of both these projects are available from the Selling Agents.

Field Scale Solar

The Vendor has been in active discussions with a solar developer who is looking to develop a project which includes this land. The Developer has a grid connection in to Bramford substation. Further details are available from the Agent.

Wayleaves, Easements and Rights of Way

Lot 1 has a public footpath crossing it. As mentioned above, both Lots are crossed by existing 132kv pylon lines and Lot 1 is also crossed by low voltage cables on wooden poles.

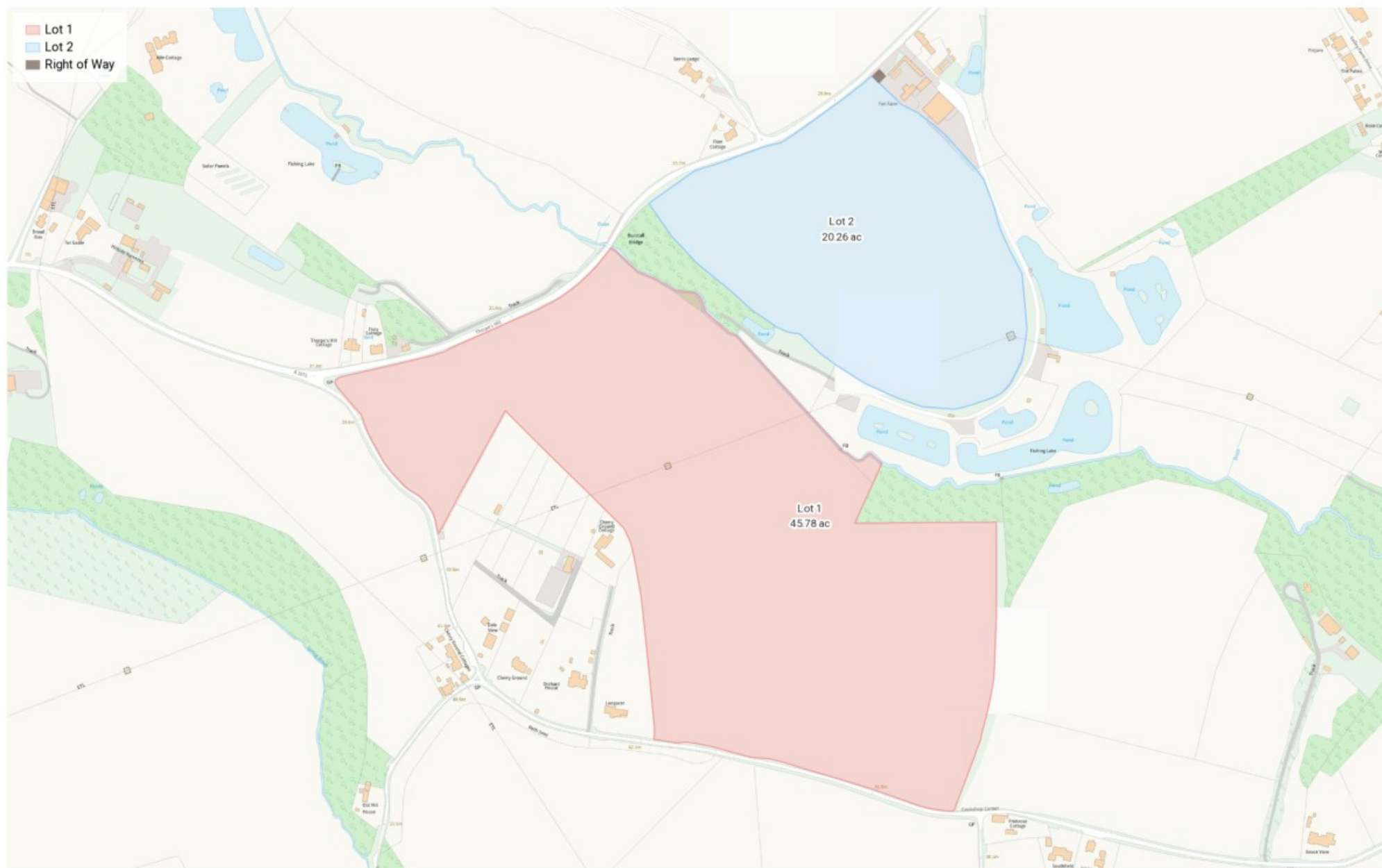


Basic Payment Scheme, Countryside Stewardship and SFI

No Entitlements to the Basic Payment Scheme will be transferred with this sale and all further rights to any delinked payments are to be retained by the Vendor.

There is currently a Countryside Stewardship (CSS) Agreement in place, over this and other land owned by the Vendor. The land is also covered by the Vendors SFI Agreement, however, the Purchaser is expected to take on any obligations under the CSS Agreement but not the SFI Agreement. The CSS Agreement expires in December 2027





Vendors Solicitor

Birketts LLP, Providence House, 141 – 145 Princes Street, Ipswich, IP1 1QJ.

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Contact: Tom Verrill

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Ingoing Valuation

In addition to the purchase price the Purchaser may be required to pay for all growing crops including seeds, fertilisers, sprays applied and cultivations undertaken at the date of completion. Payment must be made at a figure assessed by the Vendor's Agent, based upon CAAV rates, or contractor's rates, where applicable, as well as invoice costs for seeds, fertilisers and sprays.

Timber, Sporting and Minerals

All Sporting Rights, standing Timber and Mineral Rights (except reserved by Statute or to The Crown) are included in the sale of the freehold.

Plans, Areas, Schedules and Boundaries

These are based on the Ordnance Survey and are for identification purposes only. The Purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle any party to compensation. All Plans are for identification purposes only and in the event of any discrepancies between the Plans and any area, schedule, or the Land Registry, then the Land Registry shall prevail.

Agents' Notes

Brooks Leney for themselves and for the sellers of this property, whose agents they are give notice that: -

1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No member or person in the employment of Brooks Leney has any authority to make or give any representation or warranty whatever in relation to this property.

Brooks Leney Hyntle Barn, Hill Farm, Hintlesham, Ipswich IP8 3NJ. Regulated by RICS Ref: CJI/62264 © Brooks Leney

VAT

It is not expected that VAT will be charged on the sale but should the sale of the property or any Rights attached to it be deemed chargeable for the purposes of VAT, this will be payable in addition to the sale price.

Outgoings

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

Important notes

The Purchaser shall be deemed to have full knowledge of the boundaries of the property and the ownerships thereof. The property is sold subject to any development plans, tree preservation orders, Ancient Monument Orders, Town Planning Schedules and resolutions that may or may not come into force. Any plans are deemed to be representative of the property, but no assumption should be made in respect of any parts of the property.

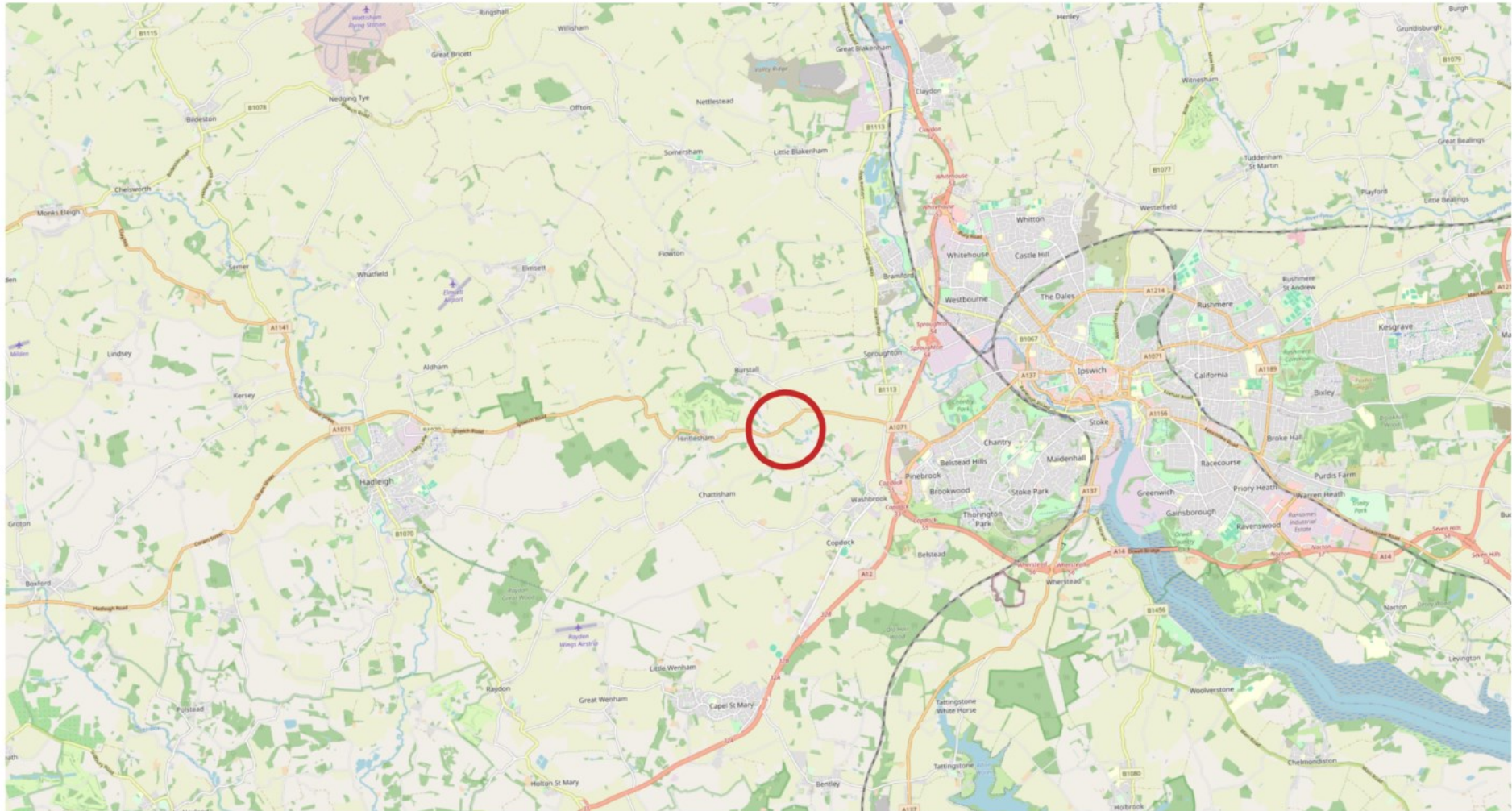






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Land at Fenn Farm, Hintlesham, Suffolk



Produced on Land App, Jun 16, 2025
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