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CEDAR FARM

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NR WOODBRIDGE, SUFFOLK

Clarke &
Simpson



CEDAR FARM

ALDERTON, NR WOODBRIDGE, SUFFOLK

Woodbridge 8 miles • Aldeburgh 15 miles • Ipswich 16 miles (direct rail service to London Liverpool Street Station – approx. 70 minutes) • Cambridge 68 miles • Stanstead Airport 67 miles

A SUBSTANTIAL AND HIGHLY PRODUCTIVE LIGHT LAND FARM LOCATED WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY ON THE SUFFOLK HERITAGE COAST

- Attractive Grade II Listed principal farmhouse
- Excellent range of farm buildings at Cedar Farm extending to 43,000 square feet, to include 1,500 tonne grain storage, packhouse, cold store, workshop, general purpose buildings and farm office
- 1,255 acres (508 hectares) of highly productive arable land of which 1,010 acres (409 hectares) are irrigable
- 442,000 cubic metres of summer abstraction licences and 250,000 cubic metres winter abstraction licence
- Approximately 50 acres (20 hectares) of grassland and woodland
- Three further houses and two farmsteads
- Mobile home accommodation (18 pitches) & welfare facilities for seasonal workers
- Planning permissions for barn conversions and erection of five log cabins
- Good sporting potential

In all about 1,379 acres (558 hectares)

FOR SALE BY PRIVATE TREATY AS A WHOLE



**Clarke &
Simpson**

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SUMMARY

Cedar Farm offers the purchaser a unique opportunity to acquire a sizeable predominantly light land farming unit, in a coveted location adjacent to the Suffolk Heritage Coast at Shingle Street.

Cedar Farm is a diverse rural property combining highly productive arable land, a whole farm irrigation system and a temperate coastal climate. It also boasts a most impressive Grade II Listed principal house, three further residential properties and an extensive farmstead with buildings extending to over 43,000 square feet. Adjoining the farmstead are 18 pitches for mobile homes and welfare facilities for seasonal workers.

With a plentiful supply of water from the Black Ditch and 691,900 cubic metres of summer and winter abstraction licences, the farming business has been centered around the production of high value vegetable crops. This has been complemented by a traditional combinable crop rotation on the heavier soils, with active and sensitive management across the grass and woodland areas.

The central and eastern areas of the farm are relatively flat in topography, but the land to the north and west contains undulating topography providing pleasant amenity and sporting interest.

Despite being highly productive in its nature, Cedar Farm also provides wonderful tranquility and beauty, situated within an Area of Outstanding Natural Beauty, enjoying a huge diversity of environmental credentials in the form of both flora and fauna.

HISTORY

Along with Virtues Farm, Cedar Farm was originally purchased by Arthur Mortier in 1951 and extended to approximately 650 acres (263 hectares). A W Mortier (Farms) Ltd was formed in 1964 and subsequent purchases of land at Poplar Farm, Church Farm and Walnut Tree Farm were made. By the mid 1980's, the organisation was farming approximately 2,000 acres.

One of the founder members of Three Musketeers produce marketing group in 2001, A W Mortier expanded further and farmed over 6,000 acres. At that time, the farm was harvesting vegetable produce most days of the year and crops included potatoes, onions, parsnips, turnips, savoy, peas, dwarf beans, carrots, leeks, and spring greens. During peak months, the business was employing in the region of 150 staff.

A W Mortier (Farms) Ltd went through a period of restructuring from 2018 to 2021, reducing seasonal staff, simplifying cropping, and implementing the current farming system that is undertaken over approximately 3,300 acres and employs some 35 staff.

The sale of the property offers a unique opportunity to acquire a sizeable thriving farm which benefits a future inheritance planning and investment strategy.

SITUATION & LOCATION

Cedar Farm enjoys a coveted location in east Suffolk, adjacent to the Suffolk Heritage Coast at Shingle Street. The farm lies within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB), this being one of

Britain's finest landscapes covering some 155 square miles. The Suffolk coast is an area renowned for natural habitats, with excellent walks, beaches and bird watching. Aldeburgh, Southwold, Orford and Shingle Street, all nearby, are becoming increasingly popular destinations with high demand for second home ownership and rental properties.

The farm lies within the villages of Alderton and Hollesley. Alderton is just eight miles to the south-east of the desirable riverside town of Woodbridge which offers a good selection of shops, popular public houses, restaurants, a cinema and swimming pool. It also has excellent schooling within both the private and state sector. Ipswich School, Orwell Park, the Royal Hospital School and Framlingham College are also, all within easy reach.

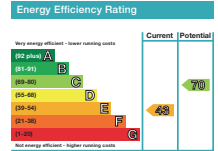
From Woodbridge there are regular train services to Ipswich where direct trains run to London's Liverpool Street station in just over the hour. The A12 main road by-passes Woodbridge, and Alderton is seventy-five miles from the A12/M25 junction.

The property is only a couple of miles from the coastal village of Bawdsey and just two and a half miles from the public house, The Ramsholt Arms where there is sailing on the River Deben.



VIRTUES FARM, ALDERTON

Approx. Gross Internal Floor Area
Including Garage 615.9 sq m / 6629 sq ft
Outbuilding 120.8 sq m / 1300 sq ft
Total 736.7 sq m / 7929 sq ft



For identification purposes only. Not to scale.

Virtues Farmhouse

Virtues Farmhouse, being the principal dwelling on the farm, comprises a most attractive and well-appointed Grade II Listed dwelling of over 5,000 sq ft.

Constructed in the 18th Century with 19th Century additions, the house was then extended and extensively renovated and modernised by the current owner in 2009. This has resulted in the creation of a most impressive and wonderful family home, with formal gardens.

The house offers spacious and light accommodation arranged primarily over two floors. It offers extensive, well arranged accommodation suitable for modern family living and of a particular note is the exceptionally well apportioned and impressive kitchen/breakfast room with hand made kitchen.

The first floor accommodation can be accessed by two staircases. There are three principal bedrooms and two bathrooms on the first floor, and two bedrooms and a further bathroom on the second floor.

Within the front courtyard, is a good range of traditional domestic outbuildings, including stores and double garage and a particularly impressive red brick former granary. The buildings offer scope for alternative use, subject to the necessary planning consents, with the barn adjoining the house already having planning permission for residential use, to be incorporated with the farmhouse. To the rear of the farmhouse are a further small range of traditional red brick buildings, one of which incorporates a biomass boiler.

Virtues Farmhouse enjoys attractive and extensive mature gardens and grounds which lie predominantly to the rear and side of the property and are nicely enclosed. The accommodation from the house flows naturally out onto the terraced areas, accessed from the kitchen, snug and drawing room. To the far side of the garden is a superb summer house which overlooks the house and gardens and benefits from westerly views and sunsets. Beyond the formal gardens are areas of managed grassland and woodland, in all, extending to approximately 8 acres.

Services

Mains and private water supplies, mains electricity and private drainage system (treatment plant). Oil fired and/or biomass central heating. Diesel backup generator.



Walnut Tree Farm

Walnut Tree Farm occupies a delightful and secluded rural setting to the south west of Hollesley village. It comprises an attractive detached farmhouse, small range of traditional and more modern farm buildings, picturesque lake and surrounding grassland. The buildings include an open sided Dutch barn, machinery store, traditional red brick barn, cart lodge and an enclosed workshop.

Although in need of modernisation, the house offers a comfortable level of accommodation and great scope for renovation/redevelopment. The adjoining traditional barns have planning permission to be converted into four holiday units. The property also has the benefit of planning permission for the erection of five log cabins on the adjoining grassland on the south side of the lake.

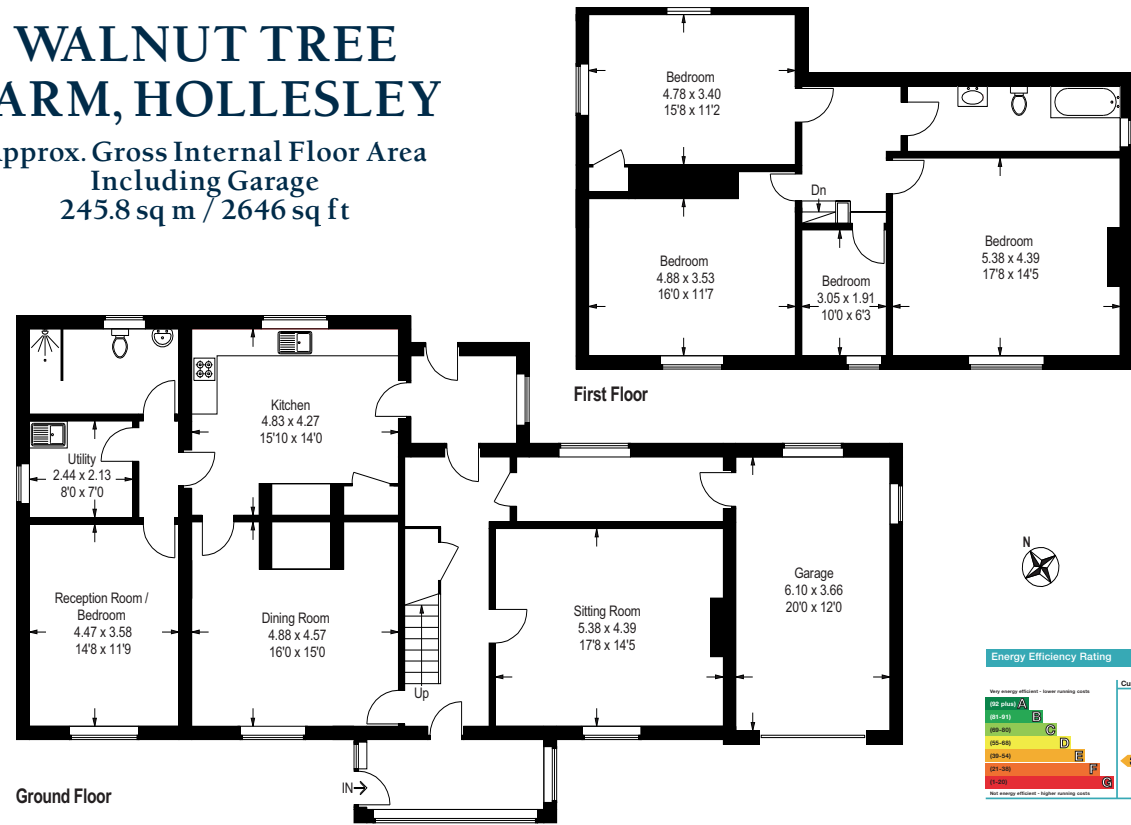
Walnut Tree Farmhouse is let on an Assured Shorthold Tenancy at a rent of £900 per calendar month. The fixed term ends on 31st March 2024.

Services

Mains water and mains electricity connected. Private drainage system (septic tank). Oil fired central heating.

WALNUT TREE FARM, HOLLESLEY

Approx. Gross Internal Floor Area
Including Garage
245.8 sq m / 2646 sq ft





Cedarwood

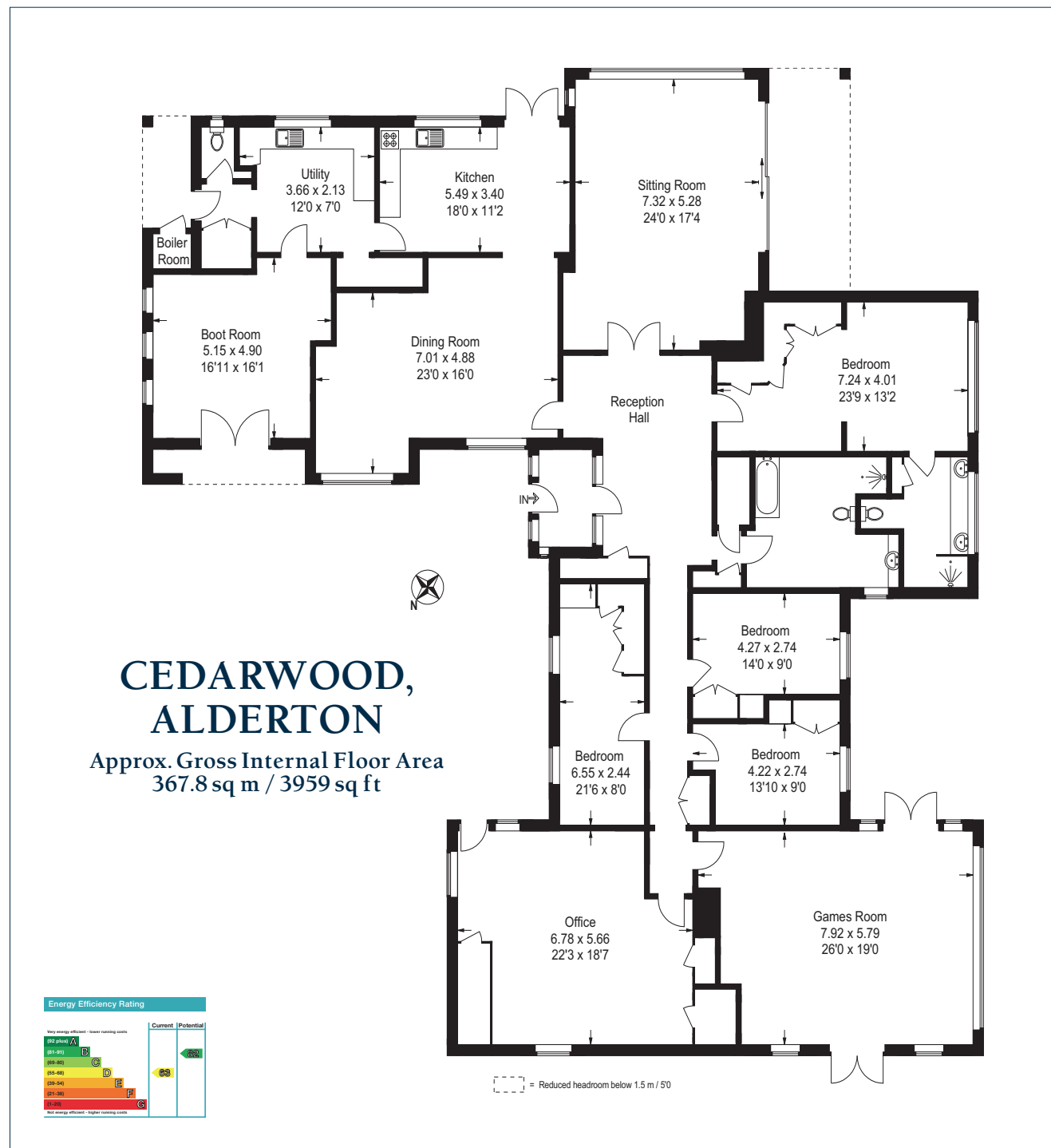
A detached single storey property constructed in the 1970's, and extended substantially over the following decades, this spacious bungalow enjoys a pleasant rural position adjacent to the entrance of Cedar Farm and backs directly onto farmland.

Of red brick construction under a concrete pantile roof, the property provides well-proportioned living accommodation extending to some 4,000sq ft. The house is surrounded by extensive and well maintained gardens and benefits from a triple bay garage, tennis court, covered/heated swimming pool with changing facilities and enclosed terrace area. There is also a stable block/dog runs and mower shed.

The property is subject to an agricultural occupancy condition.

Services

Mains water and mains electricity connected. Oil fired central heating. Photovoltaic panels and private drainage system (septic tank).





Cedar Farmhouse

A detached Grade II Listed farmhouse, this two storey period property lies within the main farmyard at Cedar Farm.

An attractive red brick property under a peg tile roof, the interior of the property has been subdivided to provide accommodation for farm employees - to include communal kitchen, boot room, laundry, two shower rooms and six double bedrooms.

Services

Mains water and mains electricity connected. Private drainage system (treatment plant). Oil fired central heating.

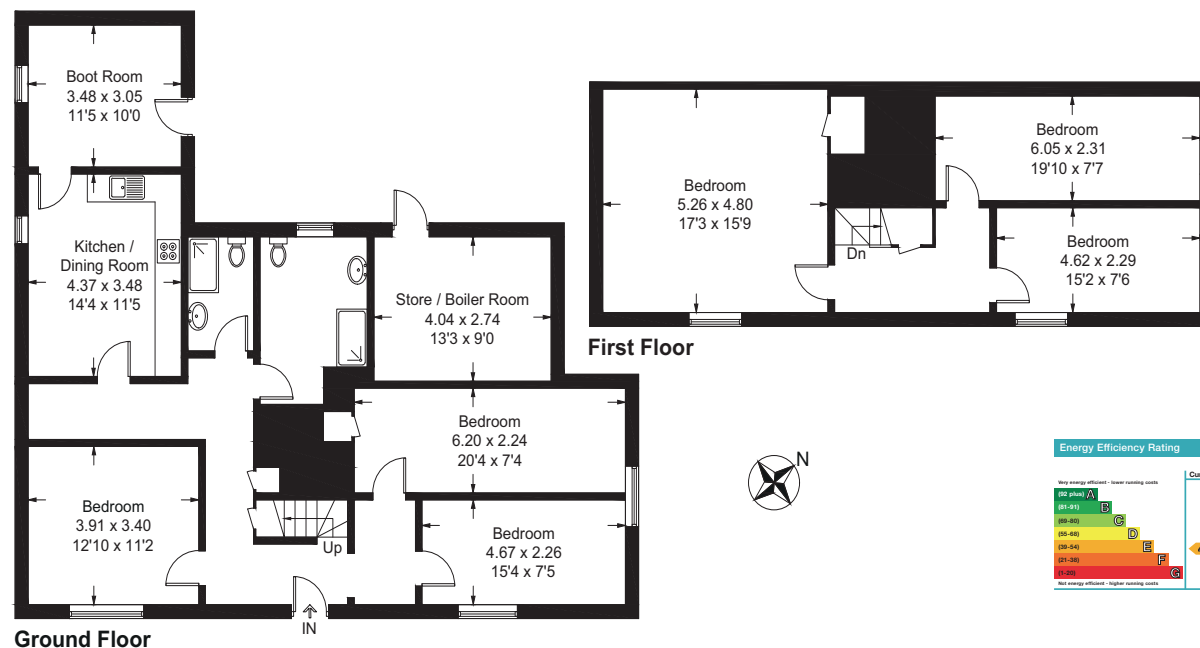
Agricultural Buildings

There is a small range of buildings at Moors Farm and Walnut Tree Farm, but the farming operations are centered around the principal agricultural buildings at Cedar Farm.

With good access off the public highway, the buildings provide practical and well-maintained storage facilities for both vegetable and cereal production, in all, extending to some 43,000 square feet. The schedule below sets out the use and specification by reference to the numbered aerial plan.

CEDAR FARM HOUSE, ALDERTON

Approx. Gross Internal Floor Area
182.9 sq m / 1969 sq ft



For identification purposes only. Not to scale.





Buildings at Cedar Farm, Alderton

1. Grainstore

90 x 17 (27.5m x 22m) plus loading pit 36' x 26' (11m x 8m)

Steel portal frame with grain walling to approximately three metres, compressed fibre cement roof and concrete floor. Intake pit with grain cleaner and drier and with overhead conveyors. Capacity of approximately 1,500 tonnes.

2. Former Granary

18'5 x 14' (5.65m x 4.25m)

Traditional red brick under a pantile roof. Partially wood clad front. Now incorporating washing machine room for staff.

3. Staff Room

34'7 x 18'8 (10.58m x 5.75m)

Brick under tile roof with staff rest facilities.

4. Cart Lodge

16' x 26' (4.92m x 7.82m)

Timber frame and timber clad to three sides with felt roof and concrete floor.

5. Staff Games Room

31'3 x 23'6 (9.57m x 7.22m)

Freestanding timber building, timber clad and felt roof.

6. Generator Shed

11'7 x 18'9 (3.49m x 5.67m)

Brick construction with a pantile roof over a concrete floor housing backup diesel generator.

7. Workshop

94'8 x 80'9 (28.92m x 24.68m)

Steel frame construction with partial brick walls and asbestos clad with asbestos roof and rainwater goods. Two double manual sliding doors to one elevation. Recessed open fronted gable end containing section for spare wheels, tyres and webs.

8. Packhouse and Cold Store

179' x 94' (54.49m x 28.50m)

Steel frame with part brick, part fibre cement clad walls with asbestos roof and rainwater goods over a concrete floor. Extension to the north western elevation of steel frame construction, insulated steel sheet roof and walls. Concrete floor. Inside, is a free-standing cold store with further packing, washing and grading facilities.

9. Loading Bay Extension

98'4 x 29'7 (30.00m x 9.06m)

The extension forms part of the pack house with open storage to the rear.

10. Farm Office

62' x 39' (18.63m x 11.64m)

Converted traditional Suffolk barn of timber frame construction with timber clad pantile roof forming a superb open plan farm office and archive storage.

11. Chitting Shed

61'8 x 40'6 (18.85m x 12.39m)

Timber frame with brick walls to approximately 10ft, timber clad thereafter with asbestos roof and rainwater goods over concrete floor. Insulated roof internally.

12. North Barn

118' x 58'7 (35.98m x 17.91m) plus lean to 118' x 35'3 (35.98m x 10.76m)

Steel frame general purpose building - part block/brick, part fibre cement clad with asbestos roof. Single manual roller door over concrete floor. Lean-to on eastern elevation with open fronted steel frame, fibre cement roof and Type 1 floor.

13. Weighbridge

50' x 10' (15m x 3m)

50 tonne certified ground level weighbridge located adjacent to Farm Office.

14. Diesel Re-filling Yard

4x free standing diesel tanks and x1 Adblue tank for refilling of vehicles.

15. Mobile Homes

18x mobile home pitches with 14 currently in situ, all with connections to mains water, mains electricity, LPG gas and private drainage (three treatment plants).

Buildings at Moors Farm, Hollesley

Formerly a pig breeding unit, the yard now comprises:

Dutch Barn

88' x 44' (26.8m x 13.4m)

Concrete frame with concrete block walls to approximately two metres with asbestos clad walls thereafter with asbestos roof over a concrete floor. Open gable ends.

Traditional Barn

37'4 x 29'2 (11.4m x 8.9m)

Red brick building with asbestos roof with lean-to on one elevation. Formerly used as an office with W/C facilities. The building also houses the site electrical infrastructure.

4x Farrowing Houses

96' x 53'6 (29.2m x 16.5m)

Concrete block construction with asbestos roof with some recent improvements. Two with steel roller doors, two with wooden double doors.

Concrete Yard

An extensive area, mainly redundant, with former outdoor pig pens and 3x freestanding feed hoppers. Freestanding Howard slurry containment tank.

Agricultural Land

Cedar Farm is a high yielding light land farming enterprise with large fields suitable for modern farming machinery. The soils are a mixture of deep, well drained sands typical of the Newport 4 and Newport 2 soil series and classified as Grades 3 and 4. The current cropping includes potatoes, onions, parsnips, asparagus, malting barley, maize & rye for AD and sugar beet.

Cedar Farm also contains a block of approximately 245 acres (100 hectares) of 'heavier' arable land, being of the Wallesea 1 soil series. These consistently high yielding soils allow a balanced cropping and operational rotation based around a range of combinable crops consisting typically of wheat, barley, maize & rye for AD.

Cedar Farm boasts the combination of a temperate coastal climate, light free draining soils and a plentiful supply of water. There is a comprehensive irrigation system across the farm which has enabled high value vegetable production and an integrated cropping rotation to be consistently farmed whilst protecting the future soil quality. With the exception of the asparagus, grown under contract, all farming operations at Cedar Farm are run in hand.

All the land on the farm is capable of being irrigated and the farm benefits from significant summer and winter abstraction licences totaling some 691,900 cubic metres, transported via underground mains and a network of hydrants.

There are two seepage reservoirs at Cedar Farm, one at Walnut Tree Farm and a further system of well points on land at Poplar Farm. A grant application and planning permission have recently been submitted for the creation and installation of a 250,000 cubic metre reservoir at Moors Farm. The current abstraction licences are listed in the table to the right.



Farm	Licence Serial No.	Quantity (cubic metres)	Type
Cedar Farm	7/35/05/*S/0016	206,700	Summer
Church Farm	7/35/05/*S/0016	130,000	Summer
Walnut Tree Farm	7/35/05/*G/0097A/R01	63,600	Summer
Poplar Farm	AN/35/0005/013	41,600	Summer
Moors Farm	AN/035/0005/028	250,000	Winter



The main supply of water across the farm is from the Black Ditch, which meanders through the property from west to east before running into Barthorp's Creek, and then out to sea. There is capacity for further winter licensing if required.

There is a comprehensive network of established roads and tracks across the farm, providing a good level of access and connectivity for all farming activities. In addition to the arable operation, there are attractive areas of woodland and grassland. This includes an area of cricket bat willows.

Sporting

Although not shot over in recent years, historically, a successful shoot was run across the farm. By virtue of the undulating topography and some well-maintained wooded areas, Cedar Farm provides good sporting potential. It is bordered by some well-regarded sporting Estates.





GENERAL REMARKS AND STIPULATIONS

Postcode

IP12 3BB (Cedar Farmstead)

Method of Sale

The property is offered for sale freehold with the benefit of vacant possession, subject to the tenancies, farming arrangements and licences that are in place - copies of which are available in the Data Room.

Cedar Farm is offered for sale as a whole, with the intention of achieving exchange of contracts as soon as possible with completion by agreement. A deposit of 10% of the purchase price will be payable on exchange of contracts.

On agreeing Heads of Terms, the purchaser will be required to sign an 'Exclusivity Agreement' with a 5% 'Exclusivity Payment' being paid to and held by the Vendor's solicitor or Agent. A copy of the draft Exclusivity Agreement is available in the Data Room.

Holdover

The Vendor will require rights of holdover for the growing, harvesting and storage of certain crops through to 31st December 2023.

The Vendor will require rights of holdover on certain buildings, the yard, and an area of land, to enable the sale and removal of farm machinery/equipment off the farm – the longest date of holdover to be agreed with the Purchaser.

The Vendor will require holdover on Cedarwood (residential property) through to 30th April 2024.

Local Authority

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk, IP12 1RT

Vendors' Solicitor

Barker Gotelee Solicitors, 41 Barrack Square, Martlesham, Ipswich, Suffolk, IP5 3RF. Telephone: 01473 350572. Email: miles.coates@barkergotelee.co.uk

Sporting, Timber & Minerals

All sporting rights, standing timber and mineral rights (except reserved by Statute or The Crown) are included in the sale of the freehold.

Rights of Way, Wayleaves & Easements

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land - further details of which are included within the Data Room. Rights of Way benefitting the Property are shown coloured blue on the Sale Plan.

Restrictive Covenant

A restrictive covenant will be implemented in favour of Schillings Farm, being retained by the Vendor. This is to ensure that the sea view towards Shingle Sheet is not obstructed nor negatively impacted and will include a restriction on any structure (including tree planting) being placed/erected/planted within the specified view zone. In addition, there will be a covenant prohibiting the farming of outdoor pigs and poultry within a 300 metre radius of Schillings Farm and another retained property, Tythe Barn.

Overage

There will be no overage provisions applied to the Property by the Vendor. There are existing overage provisions in favour of previous owners relating to land and property at Moors Farm - details of which are available in the Data Room.

Lotting & Cross Rights

It is the intention to sell the farm as a whole. If however, the Farm is sold in lots, there may be reserved rights agreed to benefit each lot and to ensure the continued access, maintenance and supply of services across the Farm. Further details of these rights can be obtained from the Agent.

Town & Country Planning

The property is sold subject to any development plans, tree preservation orders, ancient monument orders and Town and Country schedules or other similar matters that may be or come into force.

Land at Designations

The property is located within a designated Area of Outstanding Natural Beauty (AONB).

Outgoings

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

VAT

Should any sale of the property, or any right attached to it, become a chargeable supplier for the purpose of VAT, such

VAT shall be payable by the Purchaser in addition to the contract price.

Fixtures & Fittings

Unless described in these particulars, all fixtures and fittings are specifically excluded from the sale.

Structural Survey

The Vendor has commissioned a full building survey on the four residential properties and for the benefit of interested parties, copies of which are available in the Data Room. Upon completion, the surveyors, will assign the surveys to the Purchaser, who will reimburse the Vendor for the cost of the surveys – further detail is available from the Agent.

Basic Payment Scheme

The eligible land is registered under the current Basic Payment Scheme (BPS) and the Vendor will make the 2023 claim.

Ahead of any more detailed announcement, DEFRA advised in 2022 that Basic Payment would be delinked from land and farming activities after 2023. This is understood to mean that occupation of farmland in 2024 and thereafter, will not give rise to any Basic Payment. The Purchaser will be able to consider the options under DEFRA's Environmental Land Management and other Schemes.

The Vendor will retain the Basic Payment Scheme income from the 2023 Scheme year and the Purchaser will indemnify the Vendor in respect of all action, cost, claims and demands in connection with any failure on the part of the Purchaser to comply with cross compliance requirements in respect of the 2023 scheme year.

Environmental Stewardship Scheme

There are no Environmental Stewardship Schemes in place on the Farm.

Ingoing Valuation

If applicable, in addition to the purchase price, the Purchaser will take over and pay for all cultivations and growing crops upon completion. Payment is to be made at the figure assessed by the Vendor's Agent based upon CAAV rates or contractors' rates where applicable and invoiced costs of seed, fertiliser and sprays applied plus enhancement value.

Sugar Beet

The Vendor has an existing sugar beet quota of 5,000

tonnes, which the Purchaser will be required to take on through to harvest 2024/2025.

TUPE

The Purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations 2006. Further details of employment are available in the Data Room.

Boundaries

The boundaries are based on the Ordnance Survey and are for reference only. Purchasers should satisfy themselves regarding these as no error, omission or misstatements will allow the Purchaser to rescind the contract nor entitle either party to compensation thereof.

Should any dispute arise as to boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plans or the interpretation of any of them, such questions shall be referred to the selling Agent whose decision acting as expert shall be final.

Almost all of the Property is registered with the Land Registry and the Title Documents are available in the Data Room.

Data Room

Extensive additional information about Cedar Farm is available to interested parties in the online Data Room. Please contact the Vendor's Agent should you wish to access or obtain information from the Data Room – restrictions will apply.

Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

Viewings

All viewings are strictly by appointment with the Vendor's Agent.

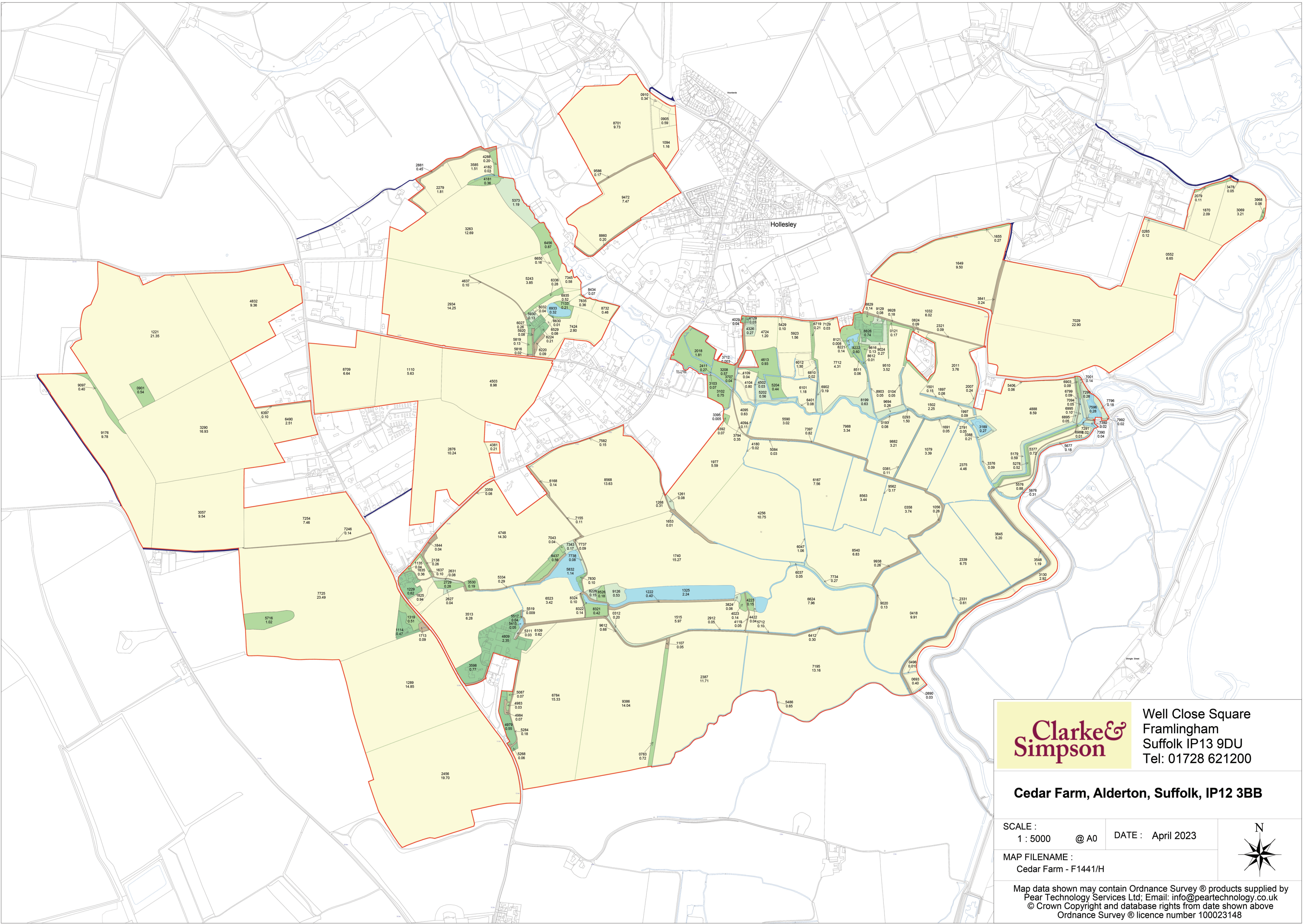
Important Notice

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.



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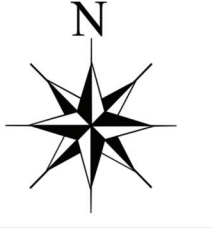


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Cedar Farm, Alderton, Suffolk, IP12 3BB

SCALE : 1 : 5000 @ A0 DATE : April 2023

MAP FILENAME : Cedar Farm - F1441/H



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