

*A productive block of arable land  
extending to 89.00 acres (36.01 ha)  
with convenient access, located in  
east Suffolk 4 miles east of  
Framlingham.*

Guide Price  
£965,000  
Freehold  
Ref: W504/H

Land at Hill Farm  
Sweffling  
Suffolk  
IP17 2BS



For sale freehold, subject to an FBT until after harvest 2024,  
as a whole, or in two lots:

Lot 1 : 84.74 acres (34.29 ha) -	Guide price	£900,000
Lot 2 : 4.26 acres (1.72 ha) -	Guide price	£65,000

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200  
F: 01728 724667

And The London Office  
40 St James Street  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## **Introduction**

The land at Sweffling comprises two lots extending to approximately 89.00 acres (36.01 hectares) in total, contained in one block of bare land.

## **Method of Sale**

We are instructed to offer the land for sale by private treaty, inviting offers for the whole or lots 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. The land is being sold freehold subject to a Farm Business Tenancy which will expire after harvest 2024.

## **Vendor's Solicitors**

Birketts, Providence House, 141-145 Princes St, Ipswich IP1 1QJ, Attn James Dinwiddy, tel. 01473 406375, Email james-dinwiddy@birketts.co.uk.

## **Location**

The land is situated 4 miles to the east of Framlingham in open countryside just outside the villages of Sweffling and Rendham. It is located off the B1119 and is 4 miles to the west of Saxmundham.

## **Description**

In total the land extends to 89.00 (36.02 hectares) and is partially enclosed by mature hedging. It has open views over the adjoining arable land and is fully drained throughout. There are no buildings or structures erected on the land.

The land provides an excellent opportunity to purchase various size parcels of land which are shown as being Grades 2 and 3 on the DEFRA 1:250,000 Series Agriculture Land Classification Map and is of the Ragdale (712G) Soil Series Association which is similar to the Beccles and Hanslope Association and described as *'a chalky till which is slowly permeable, seasonably waterlogged, clayey and fine loamy over clayey soils. Some slowly permeable calcareous clayey soils, especially on slopes.'*

The land is being prepared with autumn cultivations ready for winter drilling. The land is suitable for cropping with a range of arable crops.

There are various areas across the farm which form part of a Countryside Stewardship Scheme which expires on 31st December 2024.

The land is shown for identification purposes outlined blue and red on the enclosed plan.

**Lot 1** comprises 84.74 acres (34.29 ha) of productive arable land in six enclosures. The land is accessible directly from the public highway, B1119 to the north and Chapel Lane running through the centre of the Lot.

**Lot 2** comprises 4.26 acres (1.72 ha) of land. This is a single enclosure of land which is currently fallow with an area of wild bird mix in the southern section. This is an attractive field and would be suitable for a range of alternative uses and amenity purposes subject to planning permission.

## **Services**

There are no services connected to the land.

## **Viewings**

At any reasonable time during daylight hours, with particulars in hand.

## **Rights of Way, Wayleaves, Easements Etc.**

The property is sold subject to and with the benefit of all rights of ways, wayleaves and easements that may affect the land. A public footpath runs along the eastern boundary of the Gull Covert woodland (the woodland does not form part of the sale). The footpath is located along the field boundary running in a north-south direction.

There are various overhead electricity wires and poles crossing Lot 1.

There is a private underground water pipe within Lot 1 running from the adjoining land to the north to serve Hill Farmhouse.





The septic tank for Hill Farmhouse is currently located underground in Lot 1, directly opposite the farmhouse. The purchaser of the farmhouse will be obligated to relocate this within 12 months of the date of purchase. Further details are available from the Agents.

### **Timber, Sporting and Minerals**

All sporting rights, standing timber and mineral rights (except as reserved by statute or to the Crown) are included within the sale of the freehold.

### **Basic Payment Scheme**

The eligible land is registered under the current Basic Payment Scheme (BPS) and the Vendor will retain the 2023 claim. DEFRA advised in 2022 that the BPS would be delinked from land and farming activities after 2023. A Purchaser will be able to consider the options under DEFRA's Environmental Land Management and other Schemes.

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 Schemes**

The land is subject to an Arable Offer Environmental Scheme which terminates on 31st December 2024. The Purchaser will be obligated to retain the small areas of AB8 nectar flower mix and SW1 grass margin in Lot 1 and the AB15 two-year legume fallow in Lot 2 until the end of the scheme year.

### **Outgoings**

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

### **Boundaries**

All boundaries are shown for identification purposes only outlined blue and red on the attached plan. Purchasers should satisfy themselves with regard to these as no error, omission or misstatements will allow the purchaser to rescind the contract nor entitle either party to compensation thereof.

The property is registered under Land Registry title number part SK293470. Potential purchasers should be aware that Hill Farm House is currently under offer and does not form part of this sale. The Vendors are retaining two small areas of woodland forming part of this title. The boundaries of the land to be sold are shown on the enclosed plan outlined blue and red.

### **Town and 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 as may be or come into force.





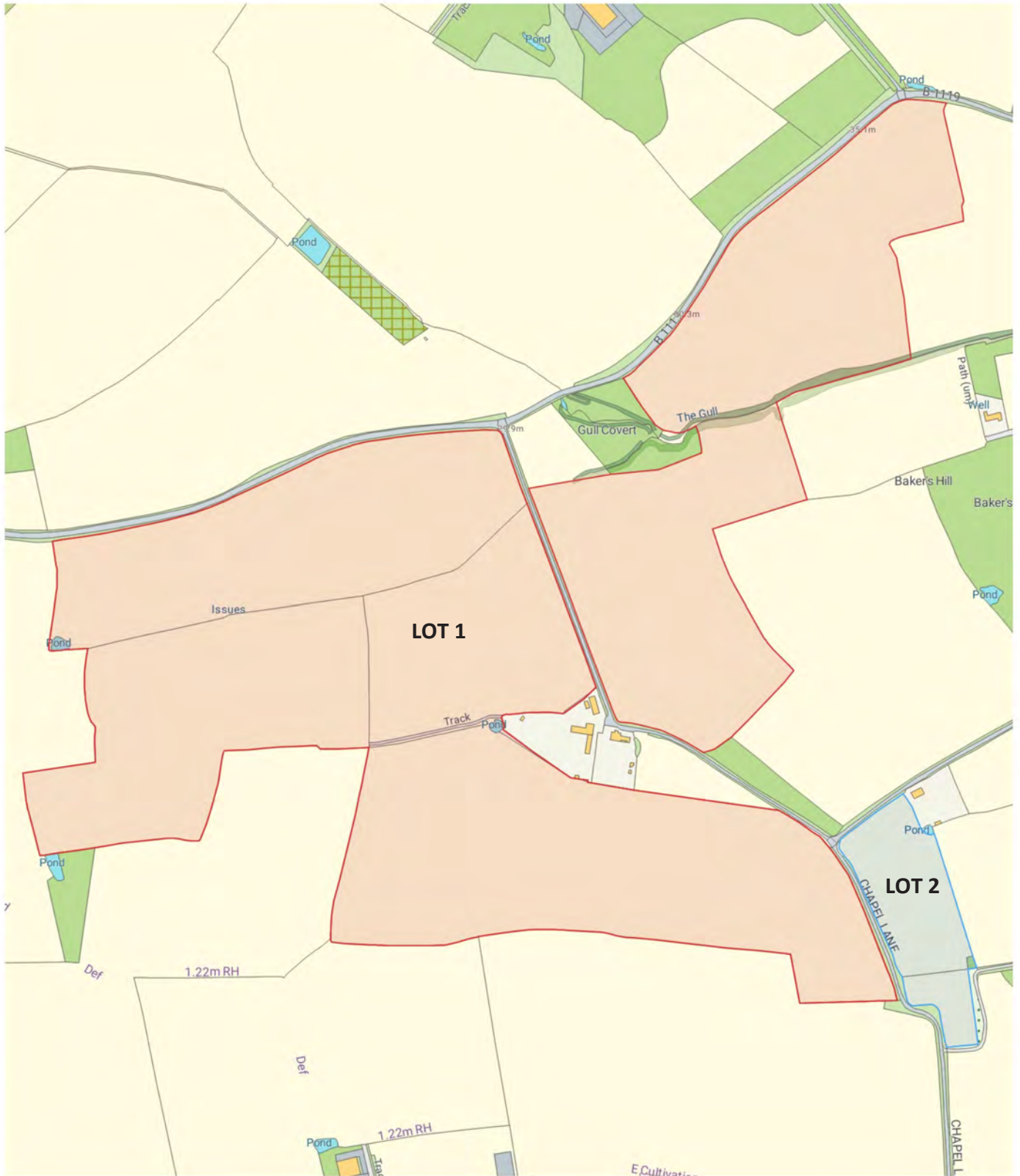
## **VAT**

Should any sale of the land, or any right attached to it, become a chargeable supplier for the purpose of VAT, such VAT will be payable by the purchaser in addition to the contract price although this is not anticipated by the seller.

## **Tenure and Possession**

The land is sold subject to a Farm Business Tenancy granted to Plant Larter Farms. Vacant possession will be given at the end of harvest 2024 or sooner by agreement. Further details are available from the Agent.









## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. This is a probate sale and probate has been granted.

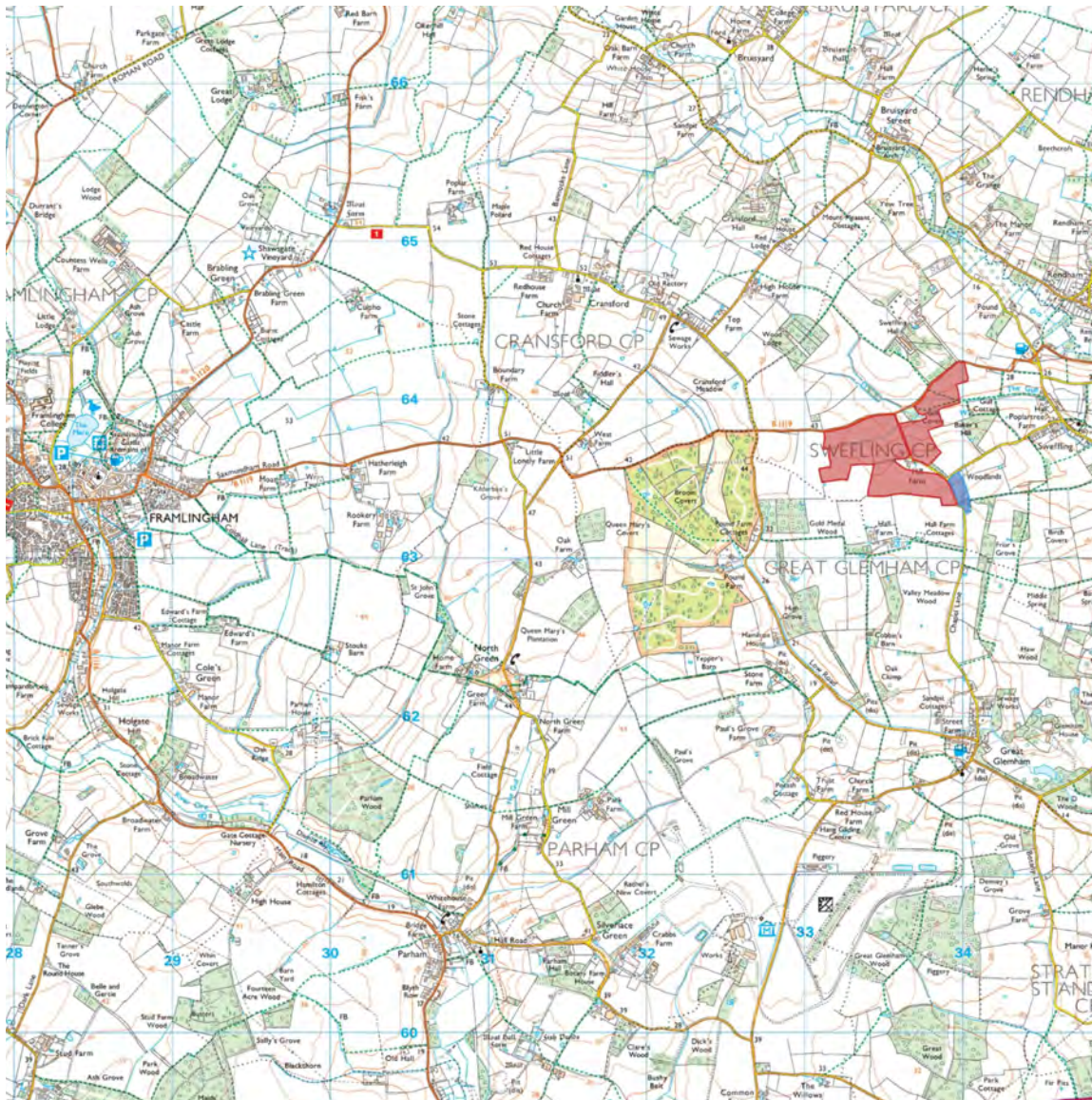
*September 2023*



## Directions

Proceed out of Framlingham on the B1119 Saxmundham Road. Having passed the road on the right towards Great Glemham take the next lane on the right signposted Woolnough Lane. The land is located immediately on the left and right hand side of the road.

The What3words locations is as follows: //broken.pizzeria.blasted



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.