

58.71 acres (23.76 hectares) of arable land, attractive grassland and woodland situated in a delightful rural location.

Guide Price
£540,000 Freehold
Ref: C1515/H

Land at Peacock Farm
London Road
Thorington
Suffolk
IP17 3QU



Available as a whole or in two Lots:

Lot 1 - 29.25 acres (11.84 hectares) - Guide Price £275,000
Lot 2 - 29.46 acres (11.92 hectares) - Guide Price £265,000

As a whole - Guide Price £540,000

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' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The land is situated in a very pleasant rural setting in the village of Thorington. Thorington lies just six miles to the west of Southwold, Walberswick and the Suffolk Heritage Coast. The picturesque village of Bramfield is located one mile to the west with its well known pub/restaurant, The Queens Head, and its well stocked village store/butchers.

Four miles to the north-west is the attractive market town of Halesworth which has an excellent range of independent shops, a supermarket, several public houses and restaurants and is also home to the popular New Cut Arts Centre which offers art exhibitions, theatre, cinema and music. Halesworth also has a primary school and library. Halesworth Golf Club has an 18 hole championship golf course, 9 hole pay and play course together with undercover floodlit driving range, golf shop, and a clubhouse with restaurant, bar and function suite. The railway station at Darsham is one mile to the south which has direct train services to Ipswich and London Liverpool Street. The property also has excellent access on to the A12.

Method of Sale

We have been instructed to offer the property for sale by private treaty inviting offers for the whole or in two lots with the intention of achieving exchange of contracts as soon as possible with completion eight weeks thereafter or sooner by agreement. The Vendor would favour selling the property as a whole.

It is expected that the purchaser/s will be required to sign an 'Exclusivity Agreement' with a 5% 'Exclusivity Fee' being paid to and held by the Vendor's solicitor. A copy of the draft 'Exclusivity Agreement' is available from the Agent.

Vendors' Solicitor

Barker Gotelee, 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk, IP5 3RF. Telephone: 01473 617313
Contact Name: Andrew Nicholson. Email: Andrew.Nicholson@barkergotelee.co.uk

Local Authority

East Suffolk Council. East Suffolk House, Station Rd, Melton, Woodbridge IP12 1RT. Telephone: 0333 016 2000. Email: customerservices@eastssuffolk.gov.uk

Description

The land at Thorington offers the Purchaser an opportunity to acquire a mix of productive arable land, attractive grassland and woodland extending in all to approximately 58.71 acres (23.76 hectares). The land is located in a desirable rural location in east Suffolk, strategically located with access onto both the A12 and A144.

The land is offered for sale in two lots and is shown for identification purposes on the enclosed plan.

Lot 1 - Arable Land

Lot 1 - 29.25 acres (11.84 hectares) - This block of arable land lies to the west of Peacock Farm and is outlined red on the enclosed plan. Although farmed as one field, it is partially split into two areas by a ditch and adjoining hedgerow. Within the field, there is one small copse surrounding a small pond.

The field is strategically located, adjoining both the A12 (London Road) and A114 (Halesworth Road) with the main access point leading onto the A144 to the south. The land is well defined with mature trees, hedgerows and ditches around the perimeter on most sides.

Currently in a grass ley, the land has been farmed in an arable rotation for many years with the previous cropping including wheat, barley, oil seed rape and beans. The land is gently undulating in topography with the land sloping from south to north. The land is drained and copies of the drainage plans are available from the Agent.



Lot 2 - Grassland and Woodland

29.46 acres (11.92 hectares) - Lying to the north of Peacock Farm, this area of land consists of a most delightful and beautiful area arable land, grassland and woodland—outlined blue on the enclosed plan. The three most northerly fields, which are south facing, are in a grass ley but which have formally been in an arable rotation. From these fields, there is a superb view over rolling farmland to the south and east. All of the land within Lot 2 is bordered by mature hedgerows and trees, including some fine oaks. Currently grazed by short horn cattle and sheep, the fields are well fenced, much of the fencing having been recently installed. Below the arable fields is a most attractive field of highly productive permanent pasture, again, surrounded by mature trees.

The woodland lies on the south eastern corner of Lot 2, between the grassland and the A12. The woodland is a haven for a wide variety of flora and fauna and to name a few, is home to a variety of deer species and barn owls. It is predominantly a native woodland with the main tree species being ash and oak. There is very nice undulations within Lot 2 with the land sloping from north to south. Within Lot 2, there are some very attractive traditional ponds.

Lot 2 benefits from a right of way directly off the A12 over the track coloured yellow on the plan between points 'A' & 'B'. Although there isn't currently an access point between Lots 1 and 2, it is thought that a culvert and crossing over the existing ditch could be created very easily.



Viewings

At any reasonable time with particulars in hand, but specifically, by prior arrangement with the Agents. Given the potential hazards of a working farm, associated machinery and cattle on the land, we please ask that you be as vigilant as possible for your own personal safety when making an inspection the property.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land. There is a public footpath running north to south through Lot 2, albeit the Vendor reports that it is very rarely used.

The purchaser of Lot 2 will be granted an agricultural right of way over the track coloured yellow on the plan, between points 'A' & 'B'. The right of way will be five meters in width and maintenance of the track shall be according to user.

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.

A small part of the Property (comprising the area of woodland described as Rush's Spring and identified on the Sale Plan) has the sporting rights reserved to a third party by virtue of a Conveyance dated 17th November 1960. So far as the vendors are aware, the sporting rights have never been exercised during their period of ownership.

Boundaries

These are shown for identification purposes only 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 land is registered with the Land Registry under Title Numbers SK246228.

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 that may be or come into force.

Outgoings

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

VAT

Should any sale of the land, 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.

Tenure and Possession

The land is for sale freehold with vacant possession upon completion.

Holdover

The Vendor reserves the right of holdover for the growing, harvesting and storage of certain crops through to 30th September 2024.

Basic Payment Scheme

No Entitlements nor any other quota are available with the Property. The Vendor will retain all de-linked payments in respect of previous claims under the Basic Payment Scheme.

Sizewell C Power Station

The Vendors have signed an Option agreement with NNB Generation Company, which relates to a very small sliver of adjoining land within Title Number SK314981. As part of the Development Consent Order relating to the proposed Sizewell C project, NNB Generation Company may be required to undertake highway improvement work to extend the visibility splay at the Halesworth Road/A12 junction. Although we have been told that it is highly unlikely to be implemented, the Option agreement does reserve some rights over the Property being sold, details of which are available from Clarke & Simpson.

Environmental Stewardship Scheme

The land is not currently included within an Environmental Stewardship Scheme.

Ingoing Valuation

It is not anticipated that there will be an ingoing valuation, but 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.

Services

There are no services connected to the land, but there is mains water and mains electricity on land immediately adjoining.

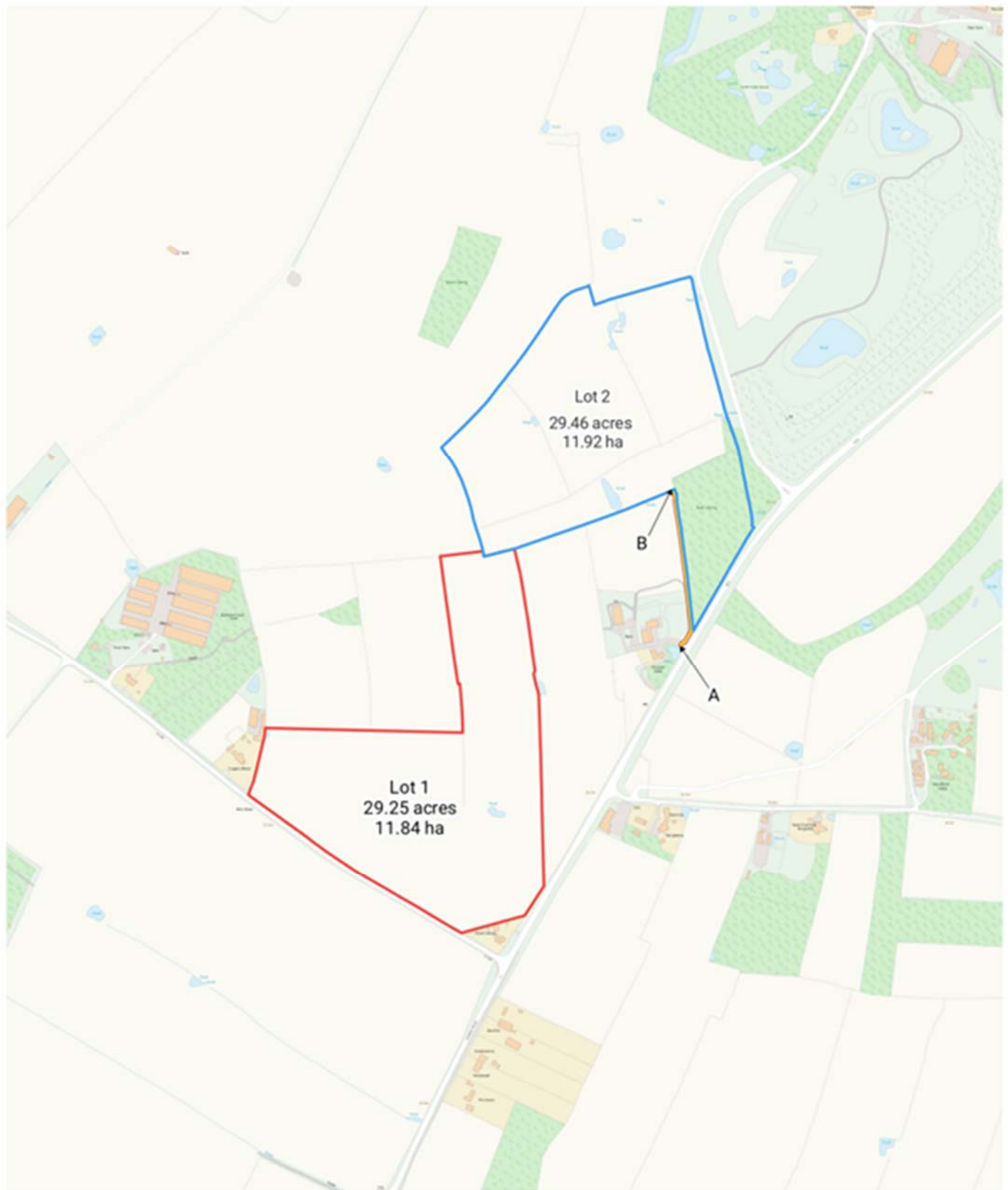
Information Pack

An information pack containing further details relating to Basic Payment Scheme, previous cropping, land drainage etc is available for inspection at the Agent's Office or can be emailed to interested parties.

Lotting and Cross Rights

If the Property is sold in two Lots, there may be reserved rights agreed to benefit each Lot and to ensure that continued access, maintenance and supply of services across the Property. Further details of these rights can be obtained from the Agents.



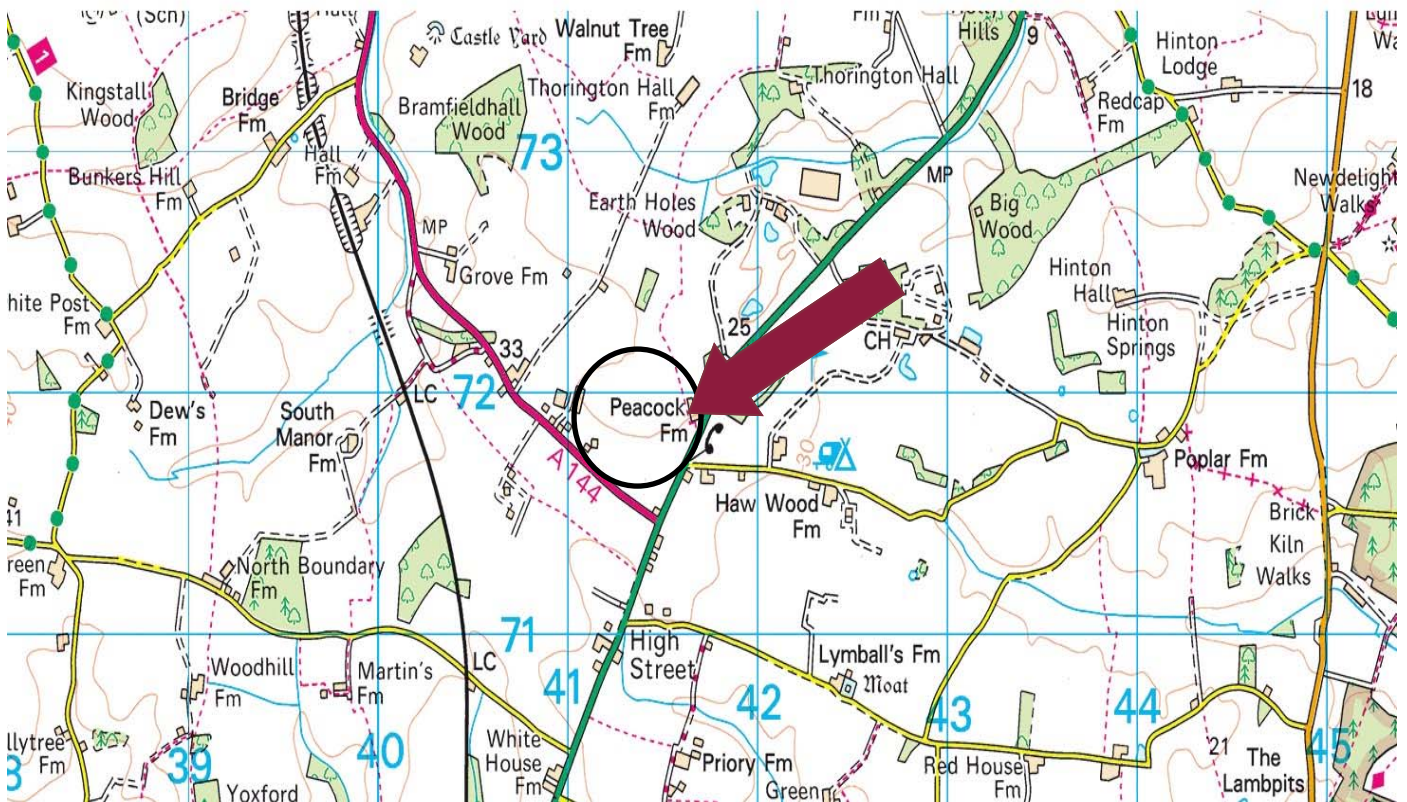




NOTES

1. 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. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. 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. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

May 2024



Directions

Heading north on the A12 bypass Saxmundham and proceed through Yoxford. Continue past Darsham Station and after approximately half a mile, the land is situated on the left hand side immediately adjacent to the A12 and junction with the A144 (Halesworth Road) and as identified by the Clarke and Simpson 'For Sale' board.