



THE CHEDISTON ESTATE

Suffolk



THE CHEDISTON ESTATE

Halesworth ♦ Suffolk



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These particulars are only a guide and must not be relied on as a statement of fact. Your attention is drawn to the Important Notice on the last page of text.





Halesworth 6 km (3.5 miles) ▪ Southwold 19km (12 miles)

Diss Station (London from 90 minutes) 29 km (18 miles) ▪ Norwich Airport 56 km (35 miles)

(All distances and times are approximate)



A PRODUCTIVE, RING-FENCED RESIDENTIAL ESTATE IN A MOST ATTRACTIVE PART OF SUFFOLK



- Substantial 6 bedroom moated principal house
- Two further 5-bedroom detached dwellings
- Range of farm buildings including machinery and grain storage
- About 266 hectares (656 acres) of highly productive farmland



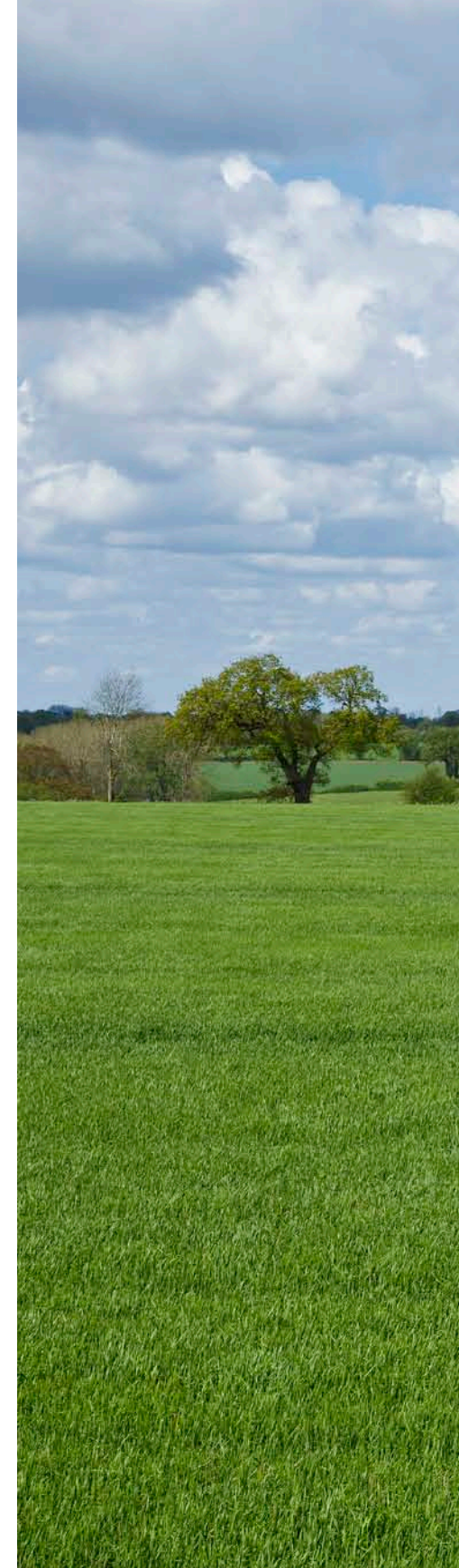
IN ALL ABOUT 324.759 HECTARES (802.59 ACRES)

For sale by private treaty as a whole

SITUATION & LOCATION

Enjoying a remote setting in the north Suffolk countryside, The Chediston Estate offers a predominantly ring-fenced block of high quality farmland with three detached dwellings at its core. Approached via a long scenic drive from the public highway, the heart of the Estate also features a range of farm buildings. The extensive farmland can all be accessed from this point and offers a strong commercial operation as well as an amenity estate with a stocked fishing lake and good sporting potential.

The Estate lies just to the south of the village of Chediston which itself sits to the west of the popular market town of Halesworth. Here, extensive amenities including retail and leisure can be enjoyed with road and rail links available to the wider region. The A12 is a major trunk road which can be joined at Darsham and links to popular coastal areas including Southwold, Aldeburgh and Orford before continuing south through Ipswich, Chelmsford and London.









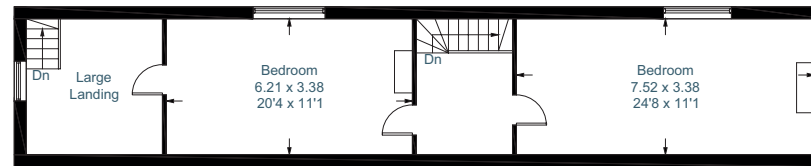
CHEDISTON GRANGE

A superb principal moated dwelling lying in an elevated position within the heart of the Estate. Being Grade II Listed, the property is believed to date from the 17th Century and is entirely encased by an attractive 19th Century pale yellow brick. In recent years, it has been fully refurbished and now offers well laid out and impressive accommodation over three floors. On the ground floor is a hallway, off which are three reception rooms, garden room, kitchen/dining room and also a utility and laundry

room. On the first floor is a principal bedroom with en-suite shower room, three further bedrooms and two shower rooms. On the second floor are two bedrooms.

Chediston Grange enjoys a commanding position, sitting centrally within its moat with further grounds beyond. It lies adjacent to Chediston Grange Barn and the farmstead.

Second Floor

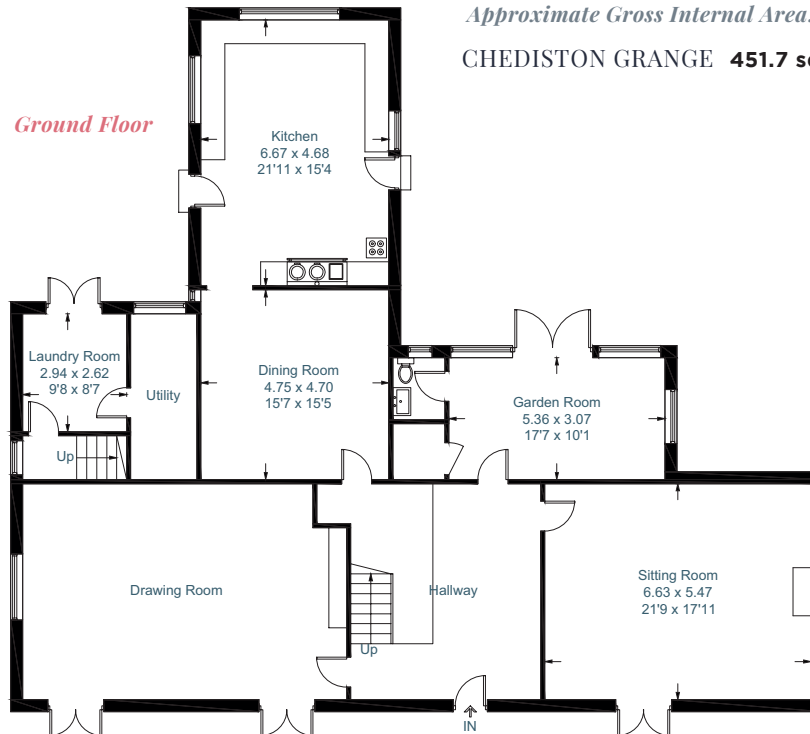


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

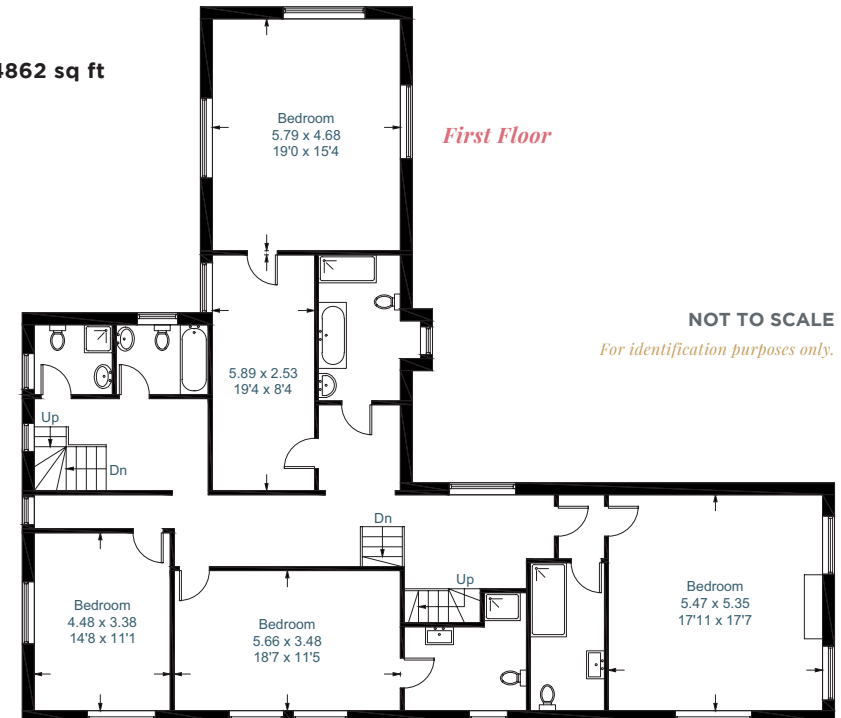
Approximate Gross Internal Area:

CHEDISTON GRANGE 451.7 sq m - 4862 sq ft

Ground Floor



First Floor



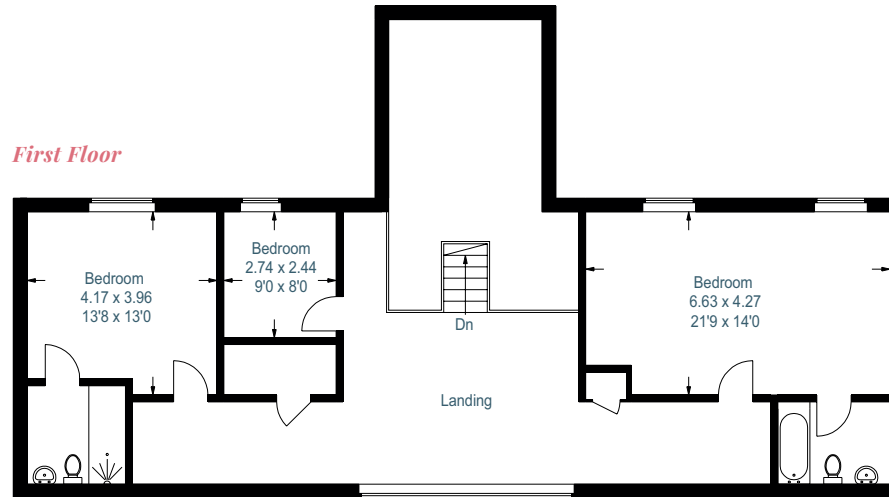
NOT TO SCALE
For identification purposes only.

CHEDISTON GRANGE BARN

Chediston Grange Barn is an attractive timber framed and converted historic dwelling with weather boarded elevations under a tiled roof. It enjoys spacious and light accommodation, particularly on the ground floor where there are three reception rooms, kitchen with utility room, integral garaging and cloakroom. On the first floor are three bedrooms, an en-suite shower room and family bathroom.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

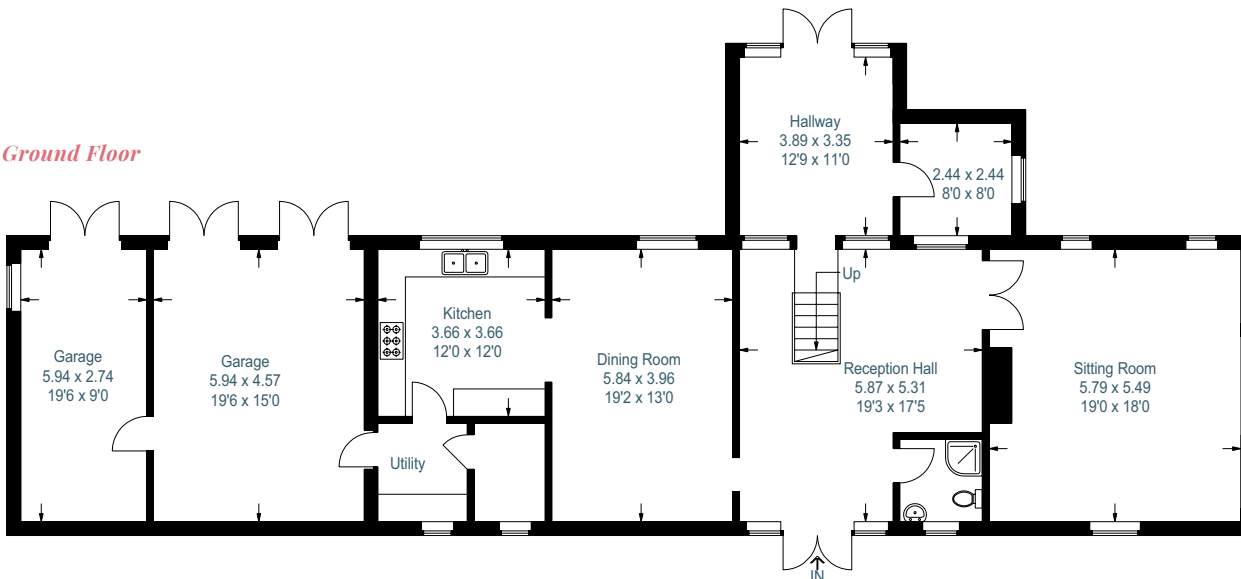
First Floor



Approximate Gross Internal Area:

CHEDISTON GRANGE BARN 307.6 sq m - 3311 sq ft

Ground Floor



NOT TO SCALE

For identification purposes only.





Grange Farm Barn



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

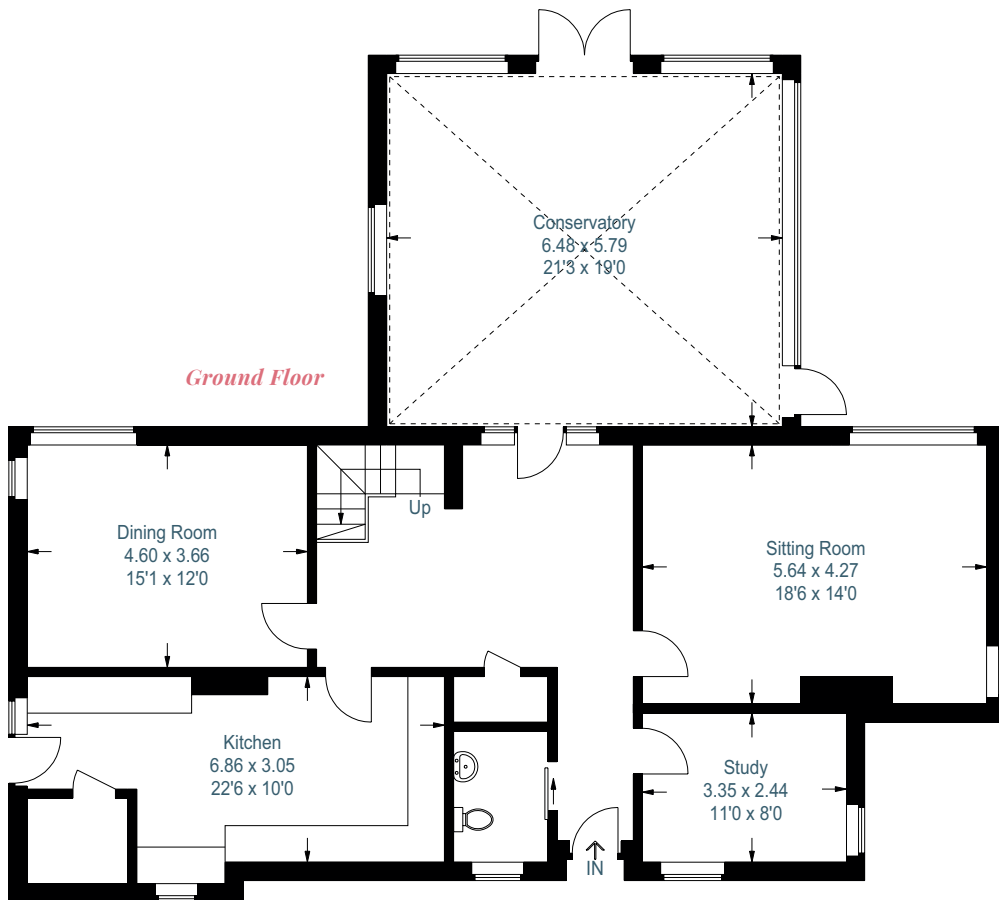
CHEDISTON CHASE

Dating from the 20th Century, Chediston Chase stands in a fine position, adjacent to the main access drive leading up to Chediston Grange. The property has part brick and part rendered elevations under a thatched roof. On the ground floor is a kitchen, dining room, sitting room, study, large conservatory and cloakroom. On the first floor are five bedrooms and a bathroom. The house sits centrally within its plot and benefits from mature gardens and views over surrounding farmland.

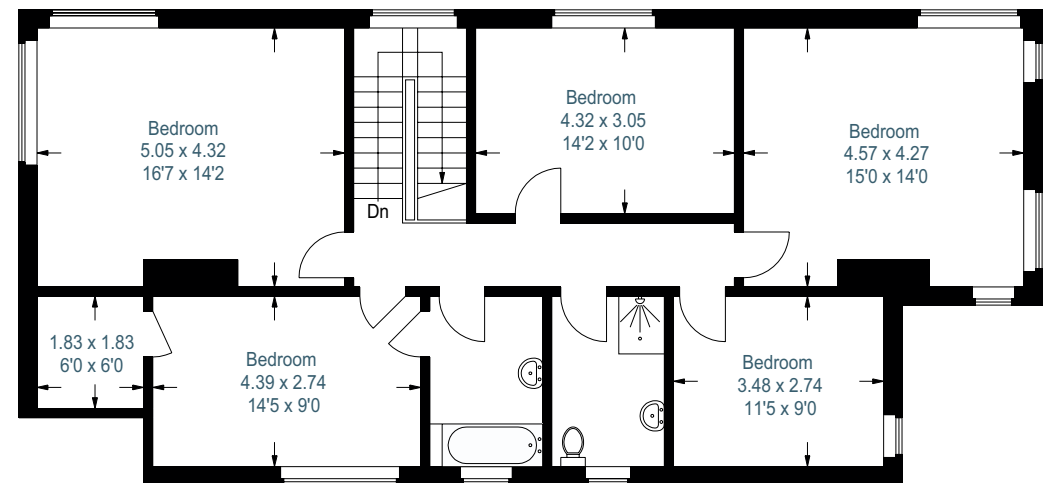
Approximate Gross Internal Area:

CHEDISTON CHASE 251.1 sq m - 2703 sq ft

Ground Floor



First Floor



NOT TO SCALE

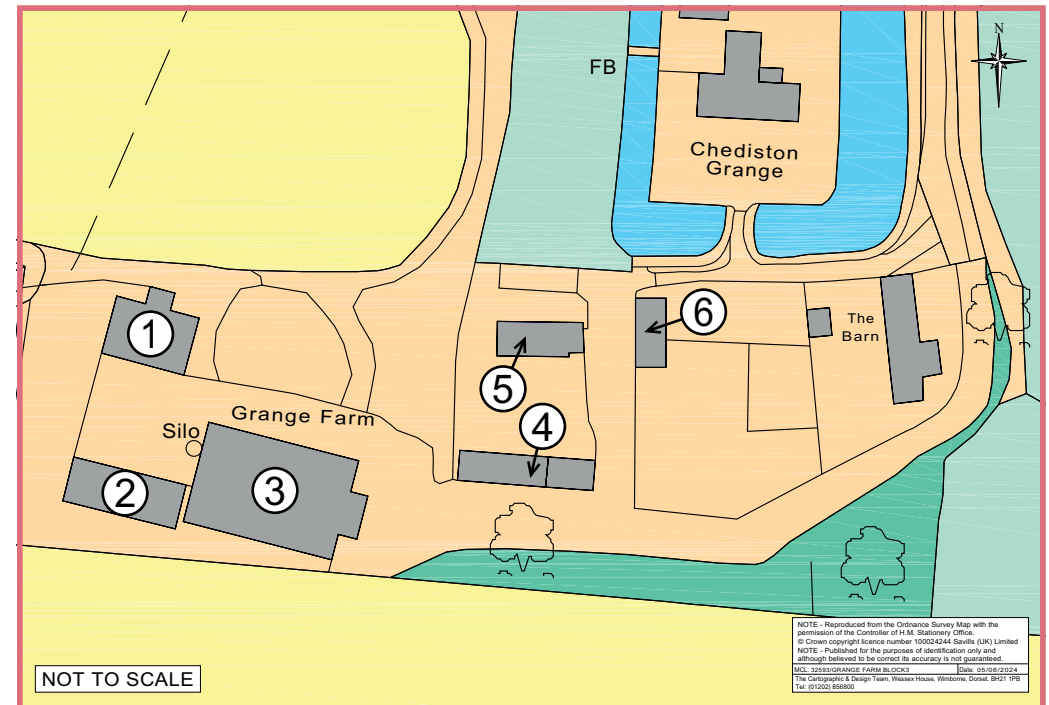
For identification purposes only.

FARM BUILDINGS

There are two ranges of farm buildings, one at Grange Farm and one at Town Farm to the north. The buildings at Grange Farm can be found in the centre of the estate adjacent to Chediston Grange and offer storage for machinery, fertiliser and grain.

We include opposite a site plan of the yard and a table below showing a description of the buildings.

Grange Farm Buildings		
Building	Description	Approximate Dimensions
1 (Commercial Units)	Steel portal frame farm building with a fibre cement roof and three roller shutter doors and corrugated sheet elevations. Internal divisions to create Units 1 and 2.	17.5m x 12m
2 (Vacant)	Steel portal frame farm buildings with corrugated sheet elevations and four large roller shutter doors.	24m x 9m
3 (Farm Building)	Steel portal frame Dutch Barn with grain walling sheet elevations, a fibre cement roof and space for a mobile dryer and with conveyors. The building can store up to approximately 600 tonnes of grain and benefits from three roller shutter doors to the front and one to the rear of the building.	32m x 22m
4 (Farm Building)	Brick-built 6 bay open fronted shed with a concrete plinth and brick elevations, part of the building is used as the farms chemical store with sliding steel doors.	28m x 6m
5 (Farm Building)	Three bay open-fronted timber frame building, used to store machinery.	18m x 6m
6 (Farm Building)	Former stable area of timber frame and a fibre cement roof. Electrical supply for the buildings enters here.	14m x 6m



There is a further small commercial building known as the Apple Store located along the access track to the north of Chediston Chase.

Town Farm, which lies a short distance away to the north can be accessed from Chediston Road. The main building at Town Farm is 26m x 17m and constitutes a timber frame building with boarded elevations, a corrugated tin roof with a timber frame and open fronted lean-to. There is a further open fronted timber pole barn with corrugated tin roof adjacent.

The measurements stated are approximate and for indicative purposes only.



Town Farm Building



Grange Farm Buildings





LAND

The land at Chediston surrounds the Grange Farm buildings and is easily accessed from the well maintained internal farm tracks, providing excellent access to the fields and which link the main farm access to the public highway. The fields are of sufficient scale and shape to enable economic application of modern farming operations.

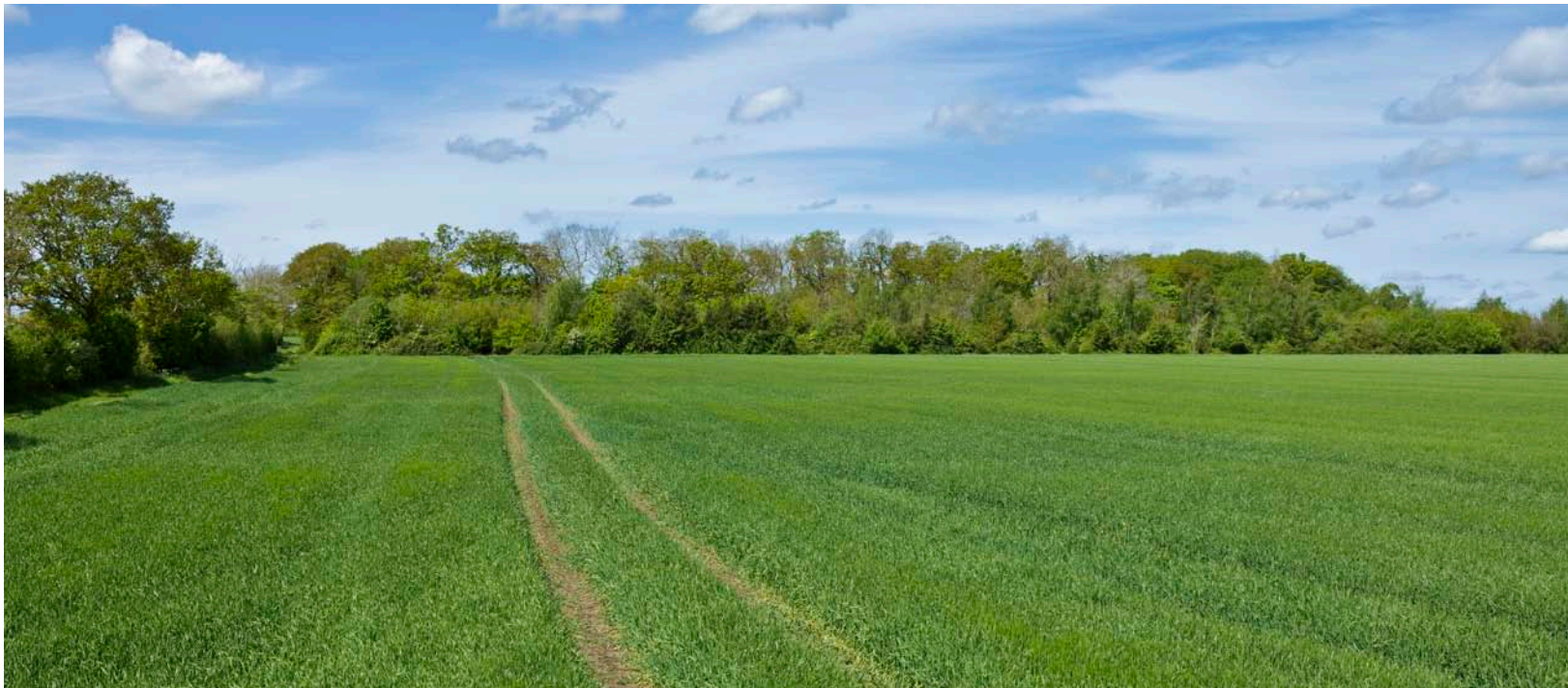
The land is classified on the Soil Map of England and Wales as primarily Grade 3 with soils of the Beccles 1 series, a fine loam over clay most suited to the growing of conventional cereal crops. The Vendor has farmed the land under a Contract Farming Agreement with a nearby contractor. The contractor has farmed the land for a number of years to a high standard, predominantly on a white straw rotation. It is understood they would be pleased to continue to farm the land for the Purchaser (subject to terms).

With rolling topography, the land drains naturally through a series of ditches serving the comprehensive network of land drains,

plans of which are available in the Data Room.

As well as a productive commercial farm, extensive wildlife habitat and stocked fishing lake, the farm also offers a range of sporting opportunities. Although currently not actively shot, the landscape lends itself to the creation of a very attractive and sustainable shoot.

Description	Hectares	Acres
Arable	265.68	656.51
Pasture	36.44	90.07
Water	1.67	4.17
Woodland	13.59	33.58
Miscellaneous	7.38	18.26
Total	324.76	802.59





GENERAL REMARKS & STIPULATIONS

Post Code and What3words

IP19 0AQ

What3words - ///anyone.classmate.tearfully

Method of Sale

The Estate is being offered for sale by Private Treaty as a whole.

Tenure and Possession

The property is to be sold freehold with vacant possession, subject to the tenancies, farming arrangements and licences that are in place.

Data Room

Additional information about the Chediston Estate can be found in the online Data Room. Please contact the selling Agents for access.

Environmental Schemes

The Chediston Estate is part of a wider Countryside Stewardship Scheme (Higher-Tier) scheme with the agreement end date being 31st December 2033. Prospective purchasers have the opportunity to take on the agreement or to terminate the agreement should they so wish. Further details of the stewardship scheme can be found in the Data Room.

Exchange of Contracts and Completion

A deposit of 10% of the purchase price will be payable on exchange of contracts and if early entry is required, then the Purchaser will be asked to pay an additional 10% at that stage. Upon agreeing Heads of Terms, the Purchaser may be required to sign an 'Exclusivity Agreement' with a 5% 'Exclusivity Payment' being paid to and held by the Vendor's solicitor.

Holdover

The Vendor reserves the right of holdover to harvest, store and load certain crops until 31st March 2025 - further detail of which are available from the selling Agents.

Sporting, Minerals and Timber

Insofar as they are owned, all rights of sporting, minerals and timber are included in the sale of the freehold.

Fixtures and Fittings

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

Basic Payment Scheme

No Entitlements nor any other quotas are available with the property. The Vendor will receive and retain all de-linked Basic Payments relating to the property.

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 property is sold subject to

any drainage rates and other outgoings that may be relevant.

Boundaries, Plans, Areas, Schedules and Disputes

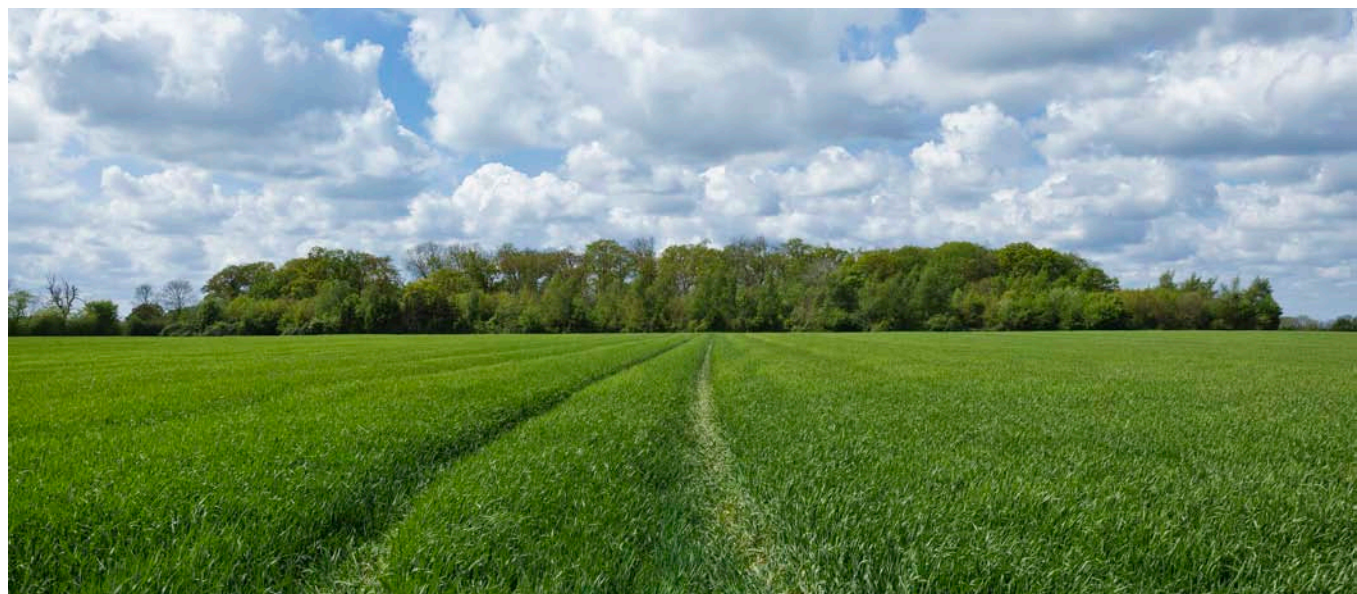
The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser(s) will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of

them, such questions shall be referred to the selling agents whose decisions acting as expert shall be final.

All of the Estate is registered with the Land Registry and the Title Documents are available in the Data Room.

Easements, Covenants, Rights of Way and Restrictions

The property is offered for sale subject to and with the benefit of all existing wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.



Residential and Commercial Property Information

The residential and commercial properties on the Estate provide an annual income of approximately £100,000.

		Tenancy Start Date	Rent £/annum	Listing	GIA (m ²)	GIA (ft ²)	Electricity	Water	EPC	Council Tax Band
RESIDENTIAL	Chediston Grange	14/03/2024	37,200	Grade II	454	4,886	Mains	Mains	E43	G
	Chediston Grange Barn	04/08/2022	24,570	N/A	208	2,239	Mains	Mains	D67	E
	Chediston Chase	28/04/2022	17,199	N/A	219	2,357	Mains	Mains	E51	G
COMMERCIAL	Apple Store	Vacant	N/A	N/A	131	1,410	Mains	Mains	N/A	N/A
	Unit 1	28/02/2022	11,600	N/A	216	2,327	Mains	Mains	N/A	N/A
	Unit 2	Vacant	N/A	N/A	223	2,400	Mains	Mains	N/A	N/A

Full copies of the EPC's can be found in the Data Room.

The residential properties included within the sale, which are all let on Assured Shorthold Tenancy agreements, will be subject to Council Tax. From informal enquiries on the Valuation Office Agency Internet Rating List www.voa.gov.uk we understand that the residential properties have the Council Tax bands set out above.

Employees

Where appropriate, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection and Employment) Regulations 2006.

Local Authority

East Suffolk Council
Station Road,
Melton,
Woodbridge,
Suffolk,
IP12 1RT
Tel: +44 (0) 333 016 2000

Solicitors

Birketts
Kingfisher House
1 Gilders Way,
Norwich,
Norfolk,
NR3 1UB
Att: Sarah Ellero & Jack Royall
Tel: +44 (0) 1603 232 300

Viewing

Strictly by appointment with the selling Agents.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Lotting and Cross Rights

It is the intention to sell the Estate as a whole. If however, the property 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 Estate.

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.

Ingoing Valuation

The Purchaser(s) may, in addition to the purchase price, be required to take over and pay for growing crops and other

tillages, post-harvest sprays and other acts of husbandry to include costs of all cultivations and operations in accordance with CAAV costings or contractor costs. Enhancement will be charged on all crops after January 1st 2025 at £30 per acre per month from the date of sowing to completion. Hay and straw at market value. All purchased stores including fertilisers, seeds, sprays, feeding stuffs, fuel and oils etc. to be charged at cost. Tenant right shall be paid for immediately once the valuation is agreed with interest at 4% over Barclays Bank plc base rate at the date of valuation from exchange of contracts on to date of payment. Should the valuation not be agreed within four weeks of exchange of contracts, the matter will be referred to the decision of a single Arbitrator to be appointed by agreement or in the event of a dispute by the President of the Royal Institution of Chartered Surveyors.



Important Notice

Savills, Clarke & Simpson and their mutual client give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer

or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all

necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. The reference to any mechanical or electrical equipment or other facilities

at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements.

4. They have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination. The Purchaser is responsible for making his own enquiries in this regard.

Particulars prepared June 2024
Ref: 240516WH/C1478OH



