

Chapel Farm & Priory Farm

CHEDISTON • HALESWORTH



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**Two ringfenced residential
farms with potential to create
something very special**

Introduction

Chapel and Priory Farms come to the market on instructions of the administrators of J D Ingate deceased. Chapel Farm has been in the current family since 1942 and Priory Farm since prior to 1917. Chapel Farm extends to 138 acres (56.31)hectares) comprising Grade II Listed farmhouse in need of refurbishment with a range of traditional and modern farm buildings.

Priory Farm comprises a derelict Grade II Listed farmhouse with a large range of traditional and modern farm buildings, overall extending to 228 acres (92.28) hectares) or thereabouts. Both farms are principally arable with some grassland.





LOCATION & SITUATION

CHAPEL FARM

Chapel Farm is located between Halesworth (3.8 miles) and Harleston (8.1 miles), just past the crossroads with Linstead church heading towards Harleston. Halesworth offers a wide range of facilities and railway link to London Liverpool Street via Ipswich. The city of Norwich is some 24 miles to the north with its international airport and Inter City and cross-country rail links. The heritage coastline at Southwold is some 13 miles to the east. The land is contained within two blocks either side of the Chediston Road.

Postcode: IP19 0AB

what3words: [///crab.retrieve.snacking](#)

PRIORY FARM

Priory Farm is located approximately 1 mile to the north of Chapel Farm off Chediston Road.

Postcode: IP19 0BD

what3words: [///garlic.floating.profiled](#)

LOT 1 – CHAPEL FARM

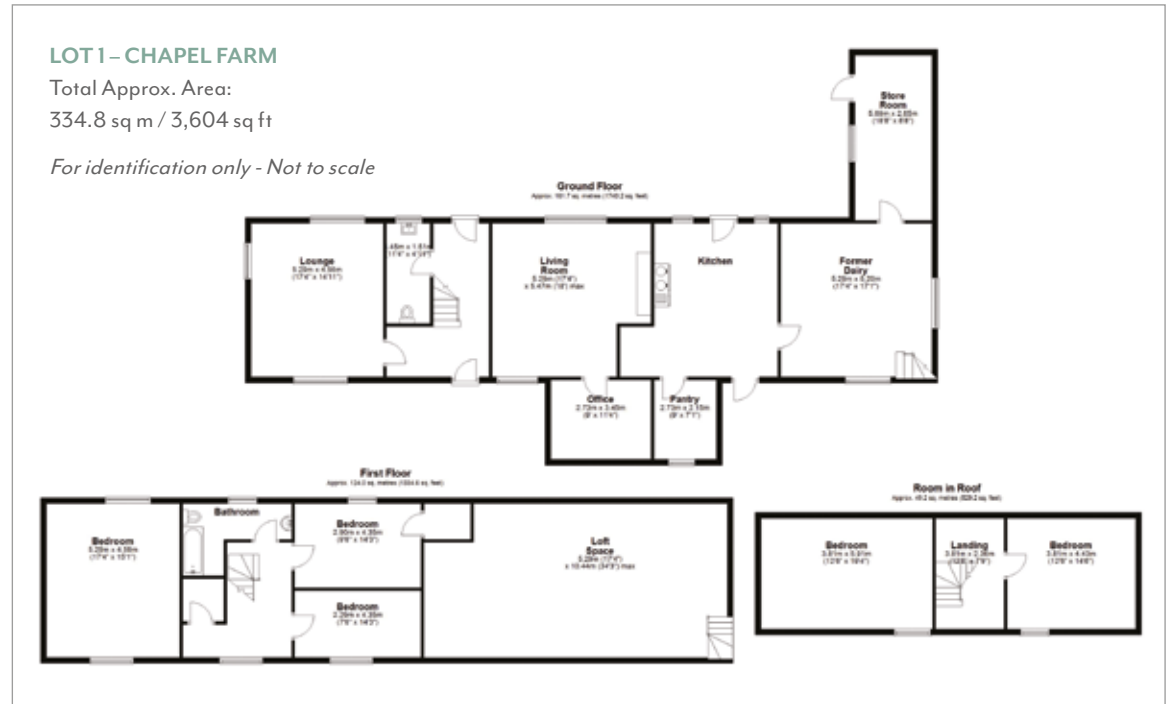
Chapel Farmhouse is approached via a shared access drive with farmyard. The farmhouse which is in need of repair and modernisation comprises a Grade II Listed timber framed farmhouse dating back to the 15th century, with unusual base cruck open truss timbers with later additions principally during the 16th and 17th century. The accommodation extends to five bedrooms and is arranged over three floors. The garden and grounds that surround the property are somewhat overgrown and extend to 0.06 acres (0.24 ha) including two single brick and timber open fronted garages.

FARM BUILDINGS

Shared entrance drive with farmhouse leading to partly overgrown farmyard area with a range of traditional and modern buildings as detailed below with reference to the inset plan.

1. Timber frame building under galvanised iron roof with concrete and flagstone floor with brick base 5.90 x 20.30m.
2. Open frontage machinery store part concrete block and galvanised iron walling and roof, 5.30m x 7.47m.
3. Brick and pantile building with sloping floor, 7.60m x 4.40m and separate storeroom, 2.60m x 4.50m, double doors to front and door to building 1
4. Concrete frame building with sloping floor, part block walling space boarding over 15.87m x 9.00m.
5. Concrete frame lean to building with part concrete block walling under corrugated asbestos fibre and Perspex roof, 14.70m x 13.60m.
6. Steel frame Dutch barn with concrete flooring, 8.60m x 18.00m.
7. 3 bay cart shed with a floor under galvanised iron roof, 5.30m x 9.05m.
8. Timber and galvanised iron workshop with concrete floor, 5.50m x 8.00m.
9. Brick and tile store shed, former arcon chicken house, 10.00m x 5.00m.

Overall, the farmyard and buildings extend to 2.76 acres (1.12 ha) or thereabouts.



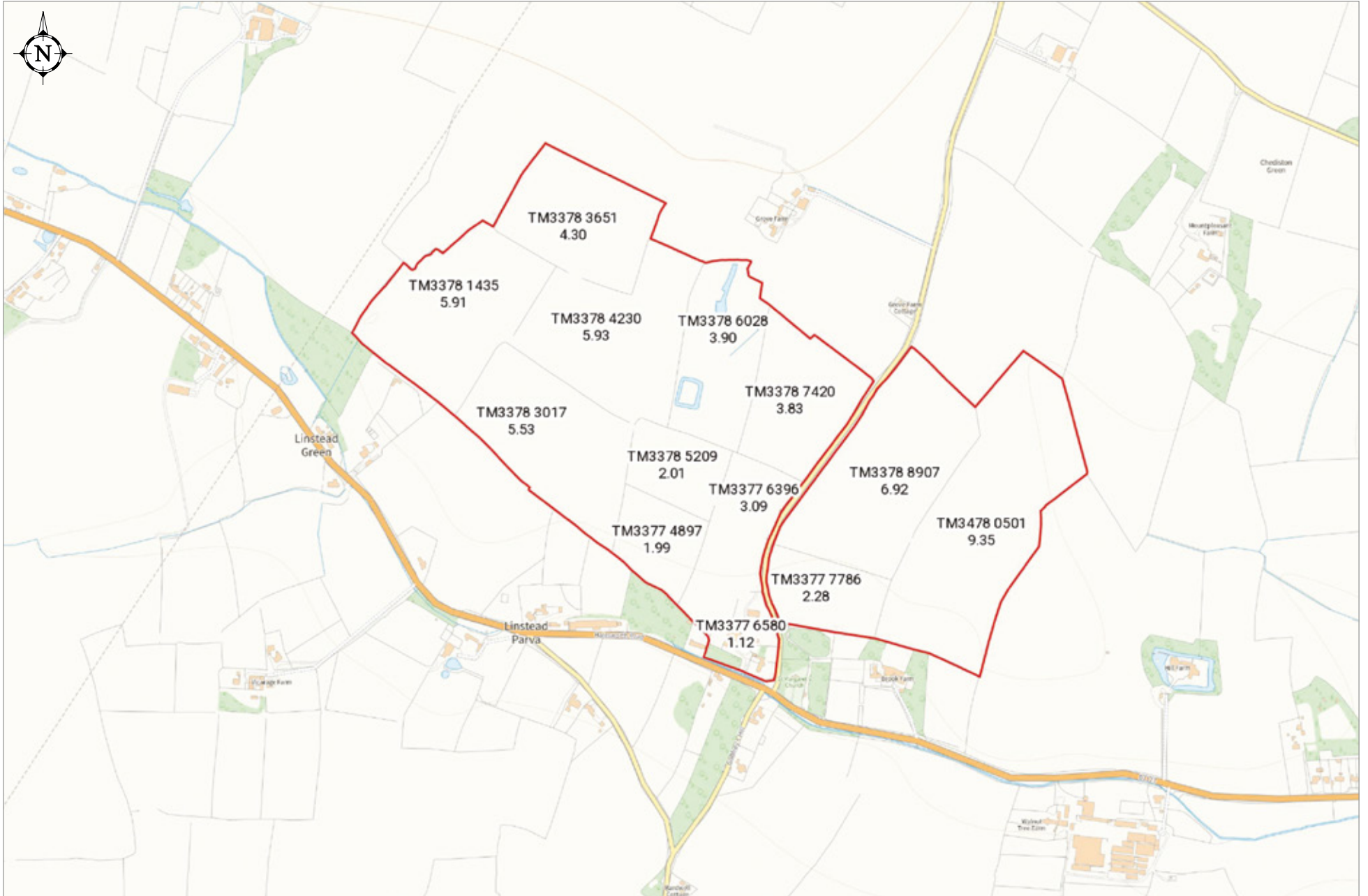


FARMLAND

The farmland is contained within nine arable fields extending to approximately 119.4 acres (48.33 ha) and three grass fields extending to about 22.22 acres (8.99 ha). The fields benefit from hedge boundaries and have a generally southernly aspect. The grassland is of particular interest with evidence of a moat and archaeological finds dating back to Edward II in Grove Meadow (6028).

SCHEDULE OF AREAS

PARCEL	DESCRIPTION	AREA (HA)	AREA (AC)
LOT 1 - CHAPEL FARM			
4897	Arable	1.99	4.91
6396	Permanent Grass	3.09	7.61
6580	Farmyard		
	Permanent Grass/Yard	1.12	1.99
7786	Arable	2.28	5.62
1435	Arable	5.91	14.61
3017	Arable	5.53	13.66
3651	Arable	4.30	10.62
4230	Arable	5.93	14.64
5209	Permanent Grass	2.01	4.94
6028	Permanent Grass	3.90	9.61
7420	Arable	3.83	9.43
8907	Arable	6.92	17.09
0501	Arable	9.35	23.09
	Farmhouse/Garden	0.16	0.39
TOTAL		56.31	138.21





LOT 2 – PRIORY FARM

The farmhouse is approached via approximately 260 metre hard private drive leading off to Chediston Road shared with the farm and farmyard. The house which is Grade II Listed dates back to around the 17th century is dilapidated and has a footprint of about 190 square metres. The overgrown and wooded gardens which extend to about 3.42 acres (1.83 ha) or thereabouts, contain a dilapidated outbuilding and are unusual in that they contain a series of linked ponds culminating in a very large pond at the Northern end of the garden.

1. Notes: The farm was originally known as Prairie Farm.
2. The footprint for the house was measured using Land App and not measured on site.
3. The house is not considered safe to enter.





FARM BUILDINGS

The farmyard and farm buildings are located opposite the farmhouse and comprise a range of traditional and modern farm buildings as detailed below reference to the inset plan.

1. Timber, brick and pantile roof building, 6.25m x 12.56m, with part flagstone and part concrete floor, part 6.50m x 5.60m, part 6.45m x 7.40m, with loft over. Lean to on side, 18.00m x 2.90m, subdivided into 3 sections. We understand that this was built between 1820 and 1830.
2. Steel frame machinery store/temporary grain store. Concrete block walling with part Perspex sheeted walling, 28m x 15m, with double sliding doors at either end, eaves height 6.48m and ridge height 4.05m, stable door to side.
3. 3 bay brick and pantile roof storage shed with doors to front that open to building 4 to rear, 11.26m x 5.19m.
4. Timber and galvanised open frontage store shed, part concrete block flooring, 3 bay under galvanised iron roof, overall 11.00m x 16.05m.
5. Former cow shed, brick and pantile roof building with doors at either end, 16.67m x 5.27m, plus lean to to front of 8.69m x 1.85m and 5.57m x 3.24m with doors to buildings 4, 6, 7 & 8.
6. Timber framed building under pantile roof with part concrete, part flagstone floor, 5.80m x 13.20m, part open.
- 7/8. Part brick and pantile roof, part timber and galvanised iron roof lean to building, former stock shed with side passage, 19.77m x 6.53m x 4.20m x 3.75m.
9. Part open fronted, partly enclosed brick store shed divided into 2 with pantile roof, 11.10m x 4.70m.
10. Timber and pantile open fronted machinery store with galvanised iron sides, 5.40m x 13.40m.
11. Galvanised steel framed Dutch barn, 5.82m x 13.71m.

Over the farmyard and buildings extend to 1.51 acres (0.61 ha) or thereabouts.



SCHEDULE OF AREAS

PARCEL	DESCRIPTION	AREA (HA)	AREA (AC)
LOT 2 - PRIORY FARM			
1804	Arable	10.62	26.24
2764	Arable	5.24	12.94
4182	Arable	5.23	12.92
4871	Arable	0.78	1.93
6252	Arable	11.42	28.22
7180	Arable	4.30	10.62
7422	Arable	8.91	22.02
8446	Arable	4.56	11.26
9431	Permanent Grass/Farm yard	1.83	4.52
9469	Arable	5.43	13.42
0346	Arable	3.74	9.24
0510	Arable	4.54	11.22
0625	Permanent Grass/Scrub	0.19	0.47
0630	Farmyard	0.15	0.37
1342	Garden/Trees/Scrub	1.04	2.57
1822	Permanent Grass	2.66	6.57
1960	Arable	6.49	16.04
2532	Permanent Grass	2.48	6.13
3843	Arable	4.35	10.75
5009	Arable	8.08	19.96
	Farmhouse	0.22	0.54
TOTAL		92.28	227.95



FARMLAND

The farmland is contained within 17 enclosures comprising 14 arable fields extending to about 207 acres (83.69 ha) and three permanent grass fields approximately 16 acres (6.58 ha). All of the fields bar one contained within the ring boundary to the west side of Chediston Road most have the benefit of hedged boundaries.

CROPPING HISTORY

The cropping history for the last 4 years is available from the agents upon request.

SOIL CLASSIFICATION

The soils are classified by the Soil Survey of England and Wales as being principally Hanslope series. These are generally described as slowly permeable calcareous clayey soils.

LAND CLASSIFICATION

The land is shown as grade 3 on the Provisional Ministry of Agriculture Land Classification Map for the Eastern Region.

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The properties are offered for sale freehold via private treaty as a whole or in two lots with vacant possession upon complete.

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange should take place within 21 days after receipt by the Purchaser's Solicitor of the draft contract. A deposit of 10% of the purchase price will be payable on the exchange of contracts. If early entry is required then Purchasers will be asked to pay an additional 10% at that stage.

HOLDOVER

A holdover provision will be required by the Vendors to enable them to conduct a sale of Machinery and Equipment at Priory Farm on a date to be agreed.

BASIC PAYMENT SCHEME (BPS)

The land is registered on the Rural Land Register. The Vendor will receive and retain the delinked payments in respect of the land.

ENVIRONMENTAL AND WOODLAND GRANT SCHEMES

Both farms are entered into a Countryside Stewardship Scheme which expires on the 31st December 2025. The Purchaser will be expected to indemnify the Vendor against any breeches of cross compliance with the scheme up to the 31st December 2025. The Vendor will receive and retain the Countryside Stewardship Scheme payment for 2025.

LAND DRAINAGE

We have found plans that show the majority of the land at both farms was comprehensively drained in 1974. The plans are available for inspection at our Harleston Office by appointment.

SERVICES

Mains water, electricity and private drainage system connected to Chapel Farmhouse. Mains electricity and borehole connected to Priory Farm buildings (not tested).

STATUTORY DESIGNATION

The land lies within Surface Water Nitrate Vulnerable Zones.

OUTGOINGS

A general drainage charge is payable on the land to the Environment Agency.

VAT

Should any sale of the Farm or any right attached to it become chargeable supply for the purposes of VAT, such tax should be payable by the Purchaser in addition to the contract price.

SPORTING MINERALS AND TIMBER

All sporting and mineral rights and timber or timber like trees (except as reserved or to the Crown) are included in the sale.

TOWN AND COUNTRY PLANNING

The Purchaser shall be deemed to have full knowledge and have satisfied themselves as to the planning matters that may affect the property.

Chapel Farmhouse is Listed Grade II.

Priory Farmhouse is Listed Grade II.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these Particulars.

BOUNDARIES

The Buyer(s) shall deem to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining boundaries nor their ownership.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

VIEWINGS

Strictly by appointment with Durrants, please contact Nicholas Rudge on 07769584177 nicholas.rudge@durrants.com or Richard Prentice on 07803089558 richard.prentice@durrants.com or phone 01379646602.

HEALTH AND SAFETY

The property is part of a working Farm and therefore Viewers should be careful and vigilant whilst on the holding. Please note that Chapel Farmhouse requires modernisation and refurbishment and some of the farm buildings and Chapel Farm are in poor condition. Priory Farmhouse is considered unsafe and should not be entered. Both gardens at Chapel and Priory Farmhouses are overgrown and caution is advised when viewing.

Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the properties and accordingly those viewing the properties do so at their own risk.

USEFUL ADDRESSES

East Suffolk Council
Riverside, 4 Canning Road, Lowestoft, NR33 0EQ

Suffolk County Council
Endeavor House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The Land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, and all wayleaves whether referred to or not in these Particulars. Electricity lines and a pylon cross the farms.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Selling Agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

DURRANTS

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