

LAND AT BROKE HALL

Nacton ♦ Suffolk





*Ipswich Town centre and station 4 miles • Woodbridge 8 miles
London's Liverpool Street Station 70 minutes • A14/A12 3 miles*

(All distances and times are approximate)

**A MAGNIFICENT, RING-FENCED BLOCK OF TRADITIONAL
PARKLAND AND WOODLAND, LOCATED IN A STUNNING SETTING
ON THE BANKS OF THE RIVER ORWELL.**



- 63 acres of Grade II Listed timbered parkland
- 73 acres of fine mature woodland standing in an elevated setting
- Access to the River Orwell foreshore and riverside path
- Useful 3,100 sq ft general purpose building
- Potential development site in Levington Village

IN ALL ABOUT 136.71 ACRES (55.33 HECTARES)

For sale by private treaty as a whole or in up to three lots



Knight Frank Farms & Estates

Georgie Veale

Georgie.veale@knightfrank.com

+44 (0) 7870 800261



Chartered Surveyors

Oliver Holloway

oholloway@clarkeandsimpson.co.uk

+44 (0) 7880 501211

*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.*

SUMMARY

Enjoying a stunning rural setting on the north bank of the River Orwell, the land at Broke Hall offers the purchaser a unique opportunity to acquire a sizeable block of Grade II Listed parkland, steeped in history, in a coveted location close to the Heritage Coast at Nacton. The property includes an enchanting mix of parkland, traditional woodland and marshland, with rolling topography and comprises a very special landscape indeed.

HISTORY

The parkland originally formed the immediate grounds to Broke Hall, also known in its early history as Cow Hall, which was the home of the Broke family from 1514. The Hall, which stands on the site of a Tudor House of the same name, immediately adjoins the land to the south and west and is steeped in history. Admiral Sir Philip Bowes Vere Broke inherited Broke Hall in 1762 and in 1771, landscape designer Humphrey Repton visited the property and sent designs for improvements to the landscape.

Although he died in 1801, maps from 1803 and 1818 indicate that the Repton designs continued to be implemented across the gardens and parkland. The Vendor's family owned Broke Hall from 1948-1982. In recent years, it has been divided into residential apartments and the ancillary buildings converted to residential accommodation. Although The Hall and the parkland are now in different ownership, there is still great synergy between the two, with each enhancing the other.



SITUATION AND LOCATION

The land at Broke Hall enjoys a coveted location in East Suffolk adjacent to the River Orwell, close to the Suffolk Heritage Coast.

The property lies within the villages of Nacton and Levington and is just four miles from the County Town of Ipswich.

The property is within the Suffolk Coast and Heaths National Landscape Area, 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.

The parkland is only eight miles from the highly desirable town of Woodbridge and the A14 and A12 are just three miles away.



LOT 1

This area of land comprises the bulk of the property and consists of parkland, woodland and marshland, extending in all to 127.11 acres (51.44 hectares). The central area, which is very picturesque and rolling in topography, consists of traditional parkland adjacent to Broke Hall, which for many years has been grazed by livestock. A small river, marked historically as The Cut, runs through the centre of the park where there is a basin and area of wetland covered predominantly in reed bed. This in turn flows east towards Levington Creek and out into the River Orwell. The formerly straight channel of fresh water has been



broadened out to now form a saltwater reed bed attracting an abundance of wildlife and species, including marsh harrier. From here, the gradual hills rise to the north and the south.

Surrounding the parkland are some fine mature woodlands, which provide natural screening and privacy from surrounding areas. There are four main woodlands consisting of Home Wood, The

Oaks, Badgers Wood and Broke Hall Wood. The traditional woodland has been well managed, more recently under a Woodland Management Plan. There is an impressive diversity of tree species and of important note are examples of traditional oaks within Home Wood, which are several hundred years old. There is good access into the property from the east, north and south. The parkland and woodland were categorised, as of February 2024, Grade II Listed. The area is of historic interest and is noted as being a largely intact late 18th Century landscape designed and developed by Humphry Repton and for the site's association with

Admiral Sir Philip Bowes Vere Broke. Lot 1 includes a good sized agricultural/general purpose building located in the north-eastern corner of the property. The building measures approximately 24m x 12m and is constructed of a steel portal frame with block and timber walls under a pitched roof. At the front elevation, is a pair of 4m x 4m sliding doors and a small concrete apron. Lot 1 contains an historic bridleway connecting the churches of Nacton and Levington and on the southern side of the land, Home Wood runs down to the Suffolk Coastal Path, where there are outstandings panoramic views across the River Orwell towards Pin Mill.



LOT 2

This area of well maintained parkland, flat in topography, lies beyond Lodge Cottage and is situated between Broke Hall Wood and an avenue of magnificent lime trees that line the main drive to Broke Hall. In all, this lot extends to 8.78 acres (3.55 hectares).

The parkland is approached from the village of Nacton by a quiet road which leads to the private driveway, accessed through electric gates.



dilapidated state albeit the remains, mainly up to plinth level are visible on site. An application has recently been made by Peter Wells Architects, submitted to East Suffolk Council, to gauge the potential for the proposed conservation and re-build of an existing agricultural barn and cart lodge within the setting of Broke Hall Park. The site lies on the perimeter but outside of the Levington Village Settlement Boundary. This potential development site is accessed from The Drift in Levington village. Detailed plans and copies of the pre-application are available from the Agents.



LOT 3

Immediately north of the general-purpose building and south of the Levington Road are the remains of a traditional brick barn and former dairy farm complex. This area extends to approximately 0.82 acres (0.33 hectares). The buildings are now in a

HABITAT

The three most common habitat types across the land at Broke Hall are Broadleaved, Mixed and Yew Woodland (57%), Acid, Calcareous, Neutral Grassland (16%) and Coastal Sand Dunes (15%). The land provides a potential market to sell Biodiversity Net Gain (BNG) units for developments seeking off-site units in the same area. With the right habitat design, the pasture provides scope to deliver offsite BNG units within a habitat bank on the land. There are several operators in the BNG market that can provide habitat bank solutions and landowners may also choose to set up their own habitat bank. Operators offer leases and contracts to landowners to allow them to establish and broker BNG units,



in return for providing a rental income to the landowner. In some cases, operators may also offer a management and income share, in return for creating a habitat bank and being able to sell offsite BNG units. Potential landowner income from a lease to a habitat bank operator can vary, but is often in the region of £800 to £1,200 per hectare, per year (usually index linked).



GENERAL REMARKS & STIPULATIONS

Post Code and What3words

IP10 0LF
What3words – ///badminton.
forecast.boat

Method of Sale

The property is being offered for sale by Private Treaty as a whole or in up to three lots.

Tenure and Possession

The property is to be sold freehold with vacant possession.

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.

Sporting, Minerals and Timber

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

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. The majority of the property is Grade II Listed.

Outgoings

The property is sold subject to any drainage rates and other outgoing 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. The property is registered with the Land Registry under Title Number SK374411.

Woodland Management Plan

The property is included within a Woodland Management Plan (WMP) and the Purchaser(s) will be required to take on the obligations of the scheme through to its termination in 2029. Further details of the WMP are available from the Agents.

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.



Local Authority

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

Solicitors

Birketts LLP,
Providence House,
141-145 Princes Street,
Ipswich, IP1 1QJ.
Att: Tom Verrill/Lucie Spencer.
Tel: +44 (0) 1473 406333/
+44 (0) 1473 299118.

Viewing

Strictly by appointment with
Clarke & Simpson or Knight Frank.

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

If 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 property.

Anti-Money Laundering

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

Important Notice

Clarke & Simpson, Knight Frank 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 the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. 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(3) is responsible for making his/her own enquiries in this regard.

Particulars prepared: May 2025.
Reference: C1564



