

FOLLY FARM

TATTINGSTONE, SUFFOLK





A COMPACT ESTATE SET WITHIN THE DESIRABLE SHOTLEY PENINSULA,
OFFERING A RARE BLEND OF COUNTRYSIDE LIVING, EXCELLENT
CONNECTIVITY AND SIGNIFICANT RESIDENTIAL AND COMMERCIAL
REDEVELOPMENT POTENTIAL.

In all about 73.88 acres

For sale as a whole or up to 3 lots

Distances: Manningtree - 3.7 miles (London Liverpool Street from 54 minutes), A12 North and Southbound - 3 miles,
A14 East and Westbound - 4 miles , Ipswich - 6 miles, Cambridge - 60 miles, Central London - 75 miles



Viewing by appointment only.

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

SITUATION

Located on the Shotley Peninsula, the village of Tattlingstone is home to a pub, primary school, village hall, church and local amenities. Close to the village lies Alton Water reservoir, a popular destination for watersports, fishing and long walks around the 400-acre park.

Shotley Peninsula has an abundance of wildlife and wetland habitats. A coastal footpath runs from the Orwell Bridge around the peninsula showcasing the Stour mudflats, wetlands and estuaries which are designated a Special Protection Area and Site of Special Scientific Interest, all set in the Suffolk & Essex Coast & Heaths National Landscape.

Manningtree Station can be reached in just over 5 minutes, providing an exceptional location for those commuting, with trains to London Liverpool Street running up to 3 times every hour and taking between 54 minutes to 1 hour 10 minutes. The A14 lies 4 miles to the north, and the A12 3 miles to the west, cementing a highly accessible location across all modes of transport.

Activities - With a river on either side and the sea in front, the Shotley Peninsula is a boater's paradise. Sailing clubs can be found in Manningtree and Shotley as well as Alton Water Reservoir nearby. Shotley Peninsula's flat, tranquil landscape makes it an idyllic place for various other recreational activities along the Stour, including bird watching, river trips and walking along the coastal path and marshes.

Education - There are numerous good schools in the area in both the public and private sector. Notably, the Royal Hospital School (RHS) which is an independent day and boarding school with naval traditions, and only a short 10-minute drive from Folly Farm. Other private schools in the area include Orwell Park, Ipswich High School, Woodbridge School and Ipswich School.

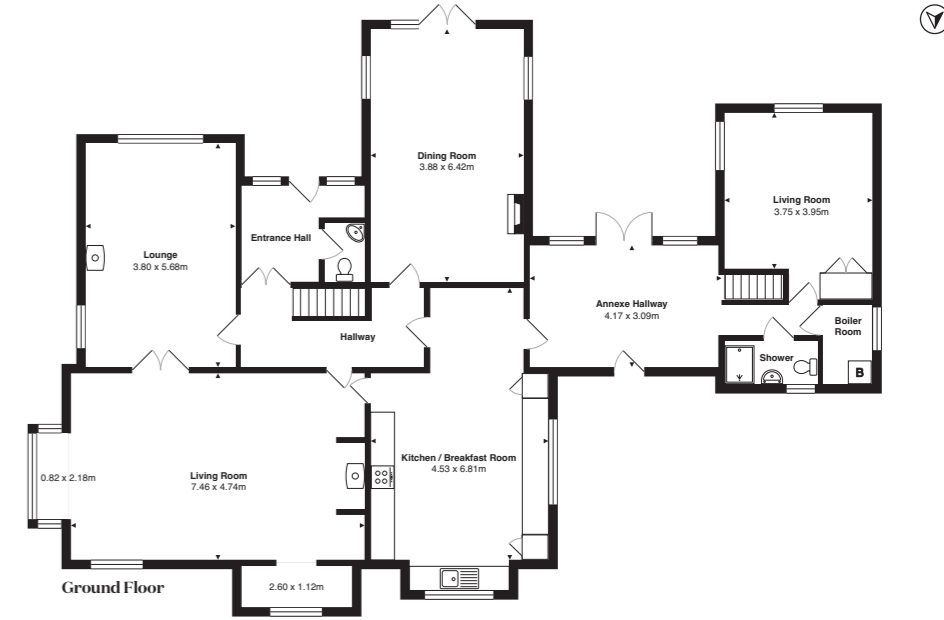
Dining - The Butt & Oyster Inn at Pin Mill, Jimmy's Farm, Suffolk Food Hall, Milsoms Dedham, Red Lion Chelmondiston, Le Talbooth and The Crown in Stoke-by-Nayland.



LOT 1 - FOLLY FARM HOUSE

Folly Farm House is an attractive detached farmhouse offering substantial and flexible accommodation, including a range of well-proportioned reception rooms, a generous kitchen and utility area. There are 5 bedrooms, with en-suite facilities to the principal and guest rooms alongside a family bathroom. The property retains considerable character, featuring exposed beams, fireplaces and far-reaching rural views, and further benefits from an attached ancillary wing providing additional versatile accommodation or amenity space, ideal for a variety of uses. The majority of Folly Farm House, as presented today, was effectively rebuilt in 2014, with the works carried out in a traditional vernacular style while fully complying with modern building regulations. This included new foundations, structural elements, roof structure, insulation, and complete replacement of electrical and plumbing systems. Approximately 74% of the property is certified as new build, with the remaining 26% dating from the 1950s and subsequently improved with a new roof, insulation, and replacement windows and doors. The scheme was well supported by the local planning authority, allowing for significant enhancements including the addition of a barn-style wing, whilst retaining the character of the original dwelling.

The house is set within 39.27 acres, encompassing open meadows and areas of mature woodland, with far-reaching views over the valley and down to the lake. The grounds are thoughtfully arranged to support an established country lifestyle, offering space for a pool, tennis court and paddocks, while also presenting excellent equestrian potential. There is further opportunity for vines, as alluded to on the previous page. In addition, there is a garage with accessible space above, reached via the raised lawn. The southern part of Lot 1 lies within the Suffolk & Essex Coast & Heaths National Landscape.



Folly Farm House
 Approximate Gross Internal Area
 Folly Farm House: 327.2 sq m
 For identification purposes only.
 Not to scale.

LOT 2 - FOLLY COMMERCIAL BUILDINGS

Lot 2 extends to 24.56 acres and includes several commercial buildings, currently extending to 24,230 sq ft, all of which benefit from a tarmacked concrete drive off from the A137.

The yard comprises a range of traditional agricultural and commercial buildings of varying construction, previously used for a mix of office, storage and recycling related uses, many of which are now redundant or underutilised. The existing buildings present an exciting and versatile opportunity for a purchaser, offering significant potential for either comprehensive redevelopment or demolition and reconstruction, subject to obtaining the requisite planning permissions and consents.

Positive pre-application advice supports the principle of redeveloping the site to approximately 30,000 sq ft of commercial space for employment uses, recognising its established but largely redundant commercial use and noting that redevelopment could help revitalise the site in line with local policy encouraging economic activity. It emphasises that any future application would need to demonstrate high quality design, sensitive layout, appropriate landscaping, safe access and parking, and ecological mitigation (including biodiversity net gain), with particular attention to preserving landscape character and residential amenity.

The land within Lot 2 is currently farmed in-hand and is classified as Grade 3/4 under the Natural England Agricultural Land Classification. The farm is predominantly arable, with a rotation comprising spring barley, together with sugar beet and potatoes, and occasional winter barley (current cropping across the farm). Higher-value break crops have been strategically integrated within the rotation across certain fields to support soil health and sustainable production. The land is entered into an Environmental Stewardship Scheme under the Sustainable Farming Incentive, which is due to run until December 2026. The southern part of the farm lies within the Suffolk & Essex Coast & Heaths National Landscape. The farm also benefits from a full water abstraction licence, permitting the abstraction of up to 23,000 cubic metres per annum between April and October, and 25,400 cubic metres per annum between November and March. The land offers the potential for long term expansion of the commercial yard, subject to the necessary consents.



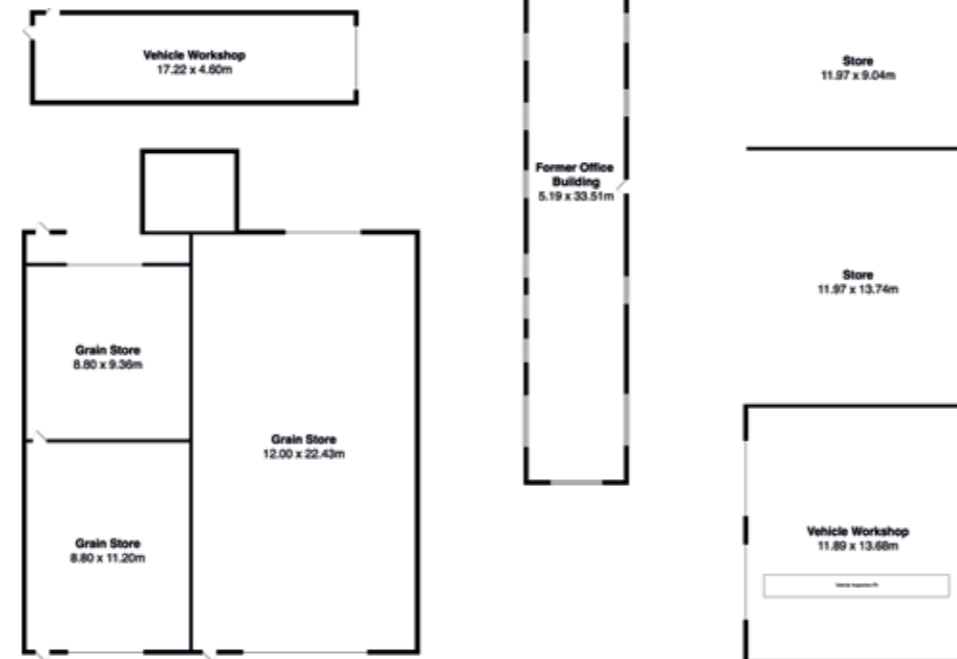
Farm Buildings

Approximate Gross Internal Area

Farm Buildings: 1,237 sq m

For identification purposes only, not to scale.

Buildings are not shown in actual location.

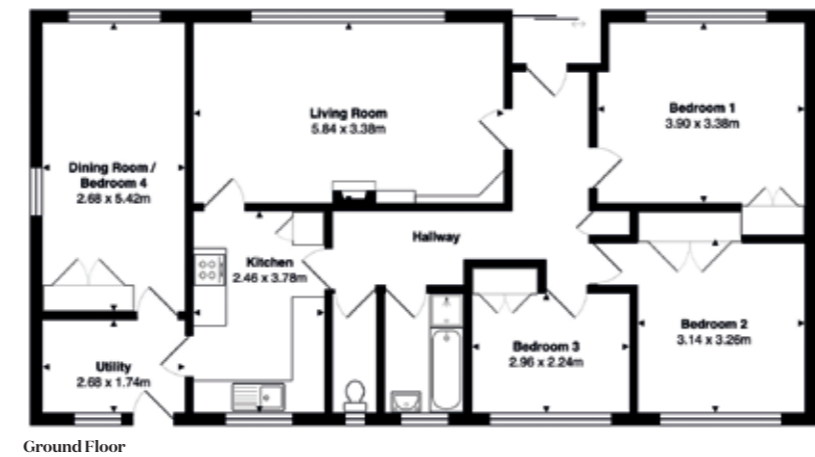


LOT 3 - BRAEMAR

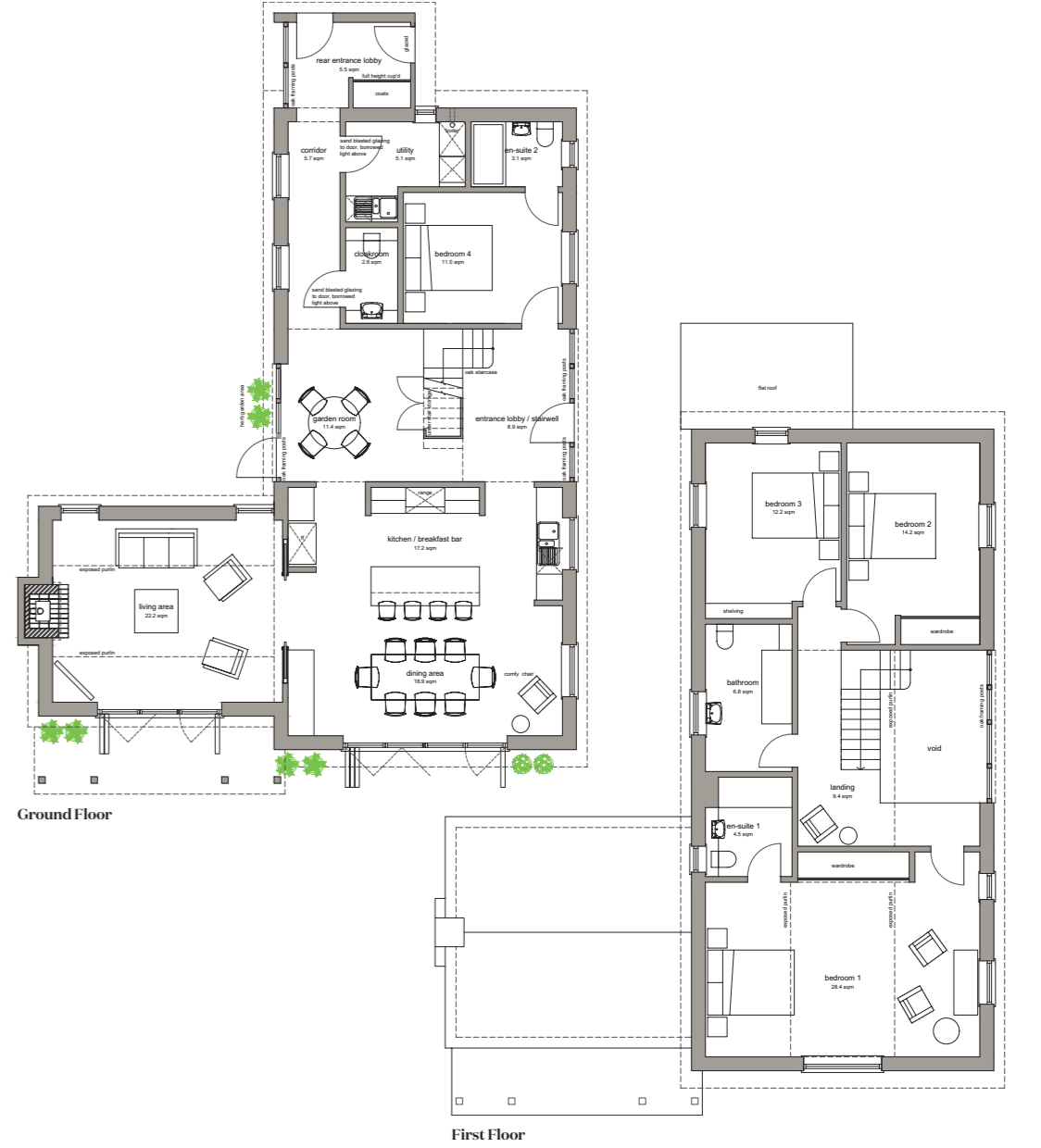
Lot 3 extends to 10.05 acres and comprises of a 4 bedroom bungalow with a detached garage. Planning permission has been granted by Babergh District Council (Ref: DC/25/01443, dated 17 September 2025) for the demolition of the existing dwelling and garage and the erection of a replacement dwelling with a new garage. The proposed dwelling extends to 2,119 sq ft with an open plan kitchen/breakfast and sitting room, garden room, utility and downstairs bedroom. Upstairs, there are three bedrooms, one of which is ensuite, and a family bathroom. The proposed dwelling has beautiful views over the valley to the north, and a parcel of land to the east.



Braemar
 Approximate Gross Internal Area
 Braemar: 105 sq m
 For identification purposes only, not to scale.



PROPOSED PLANS



For identification purposes only, not to scale.

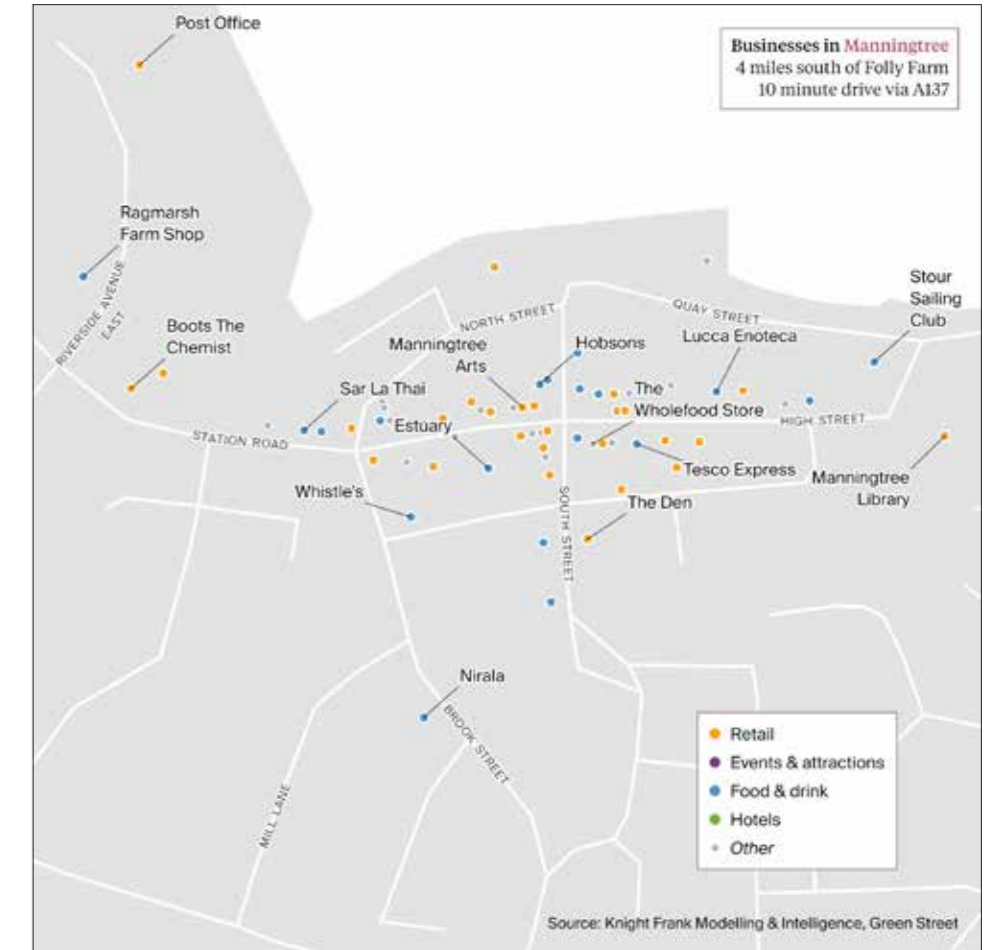
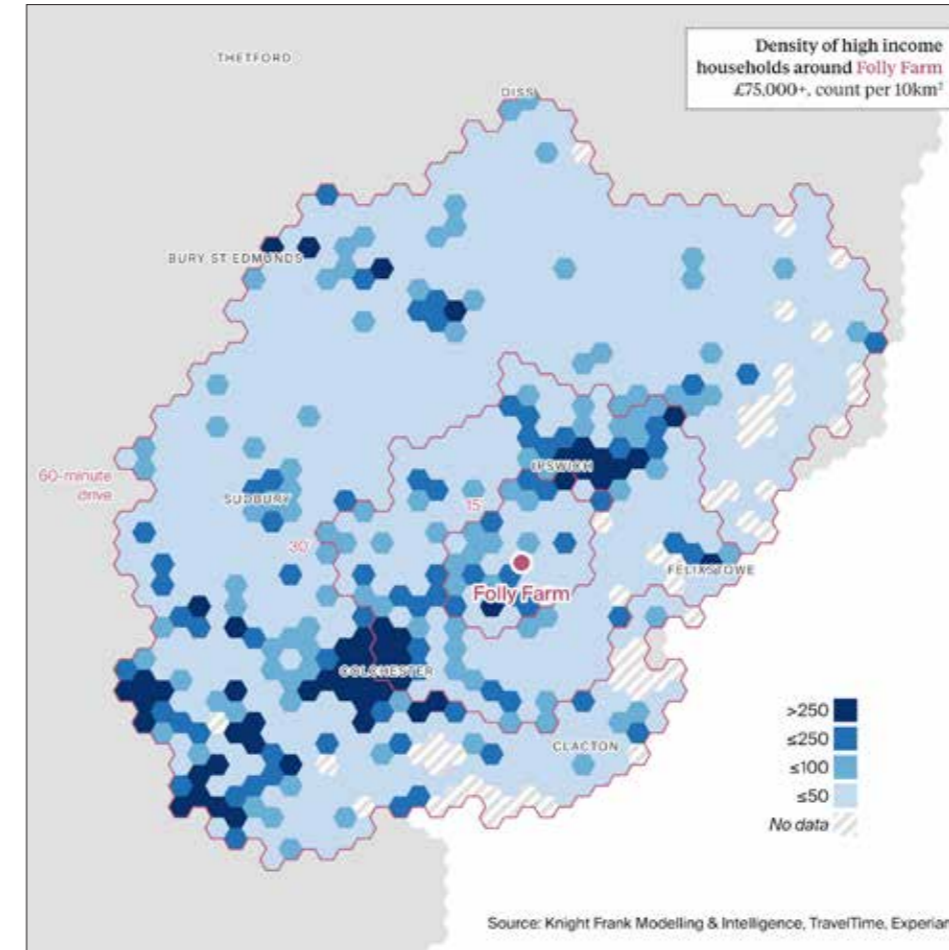
OPPORTUNITY

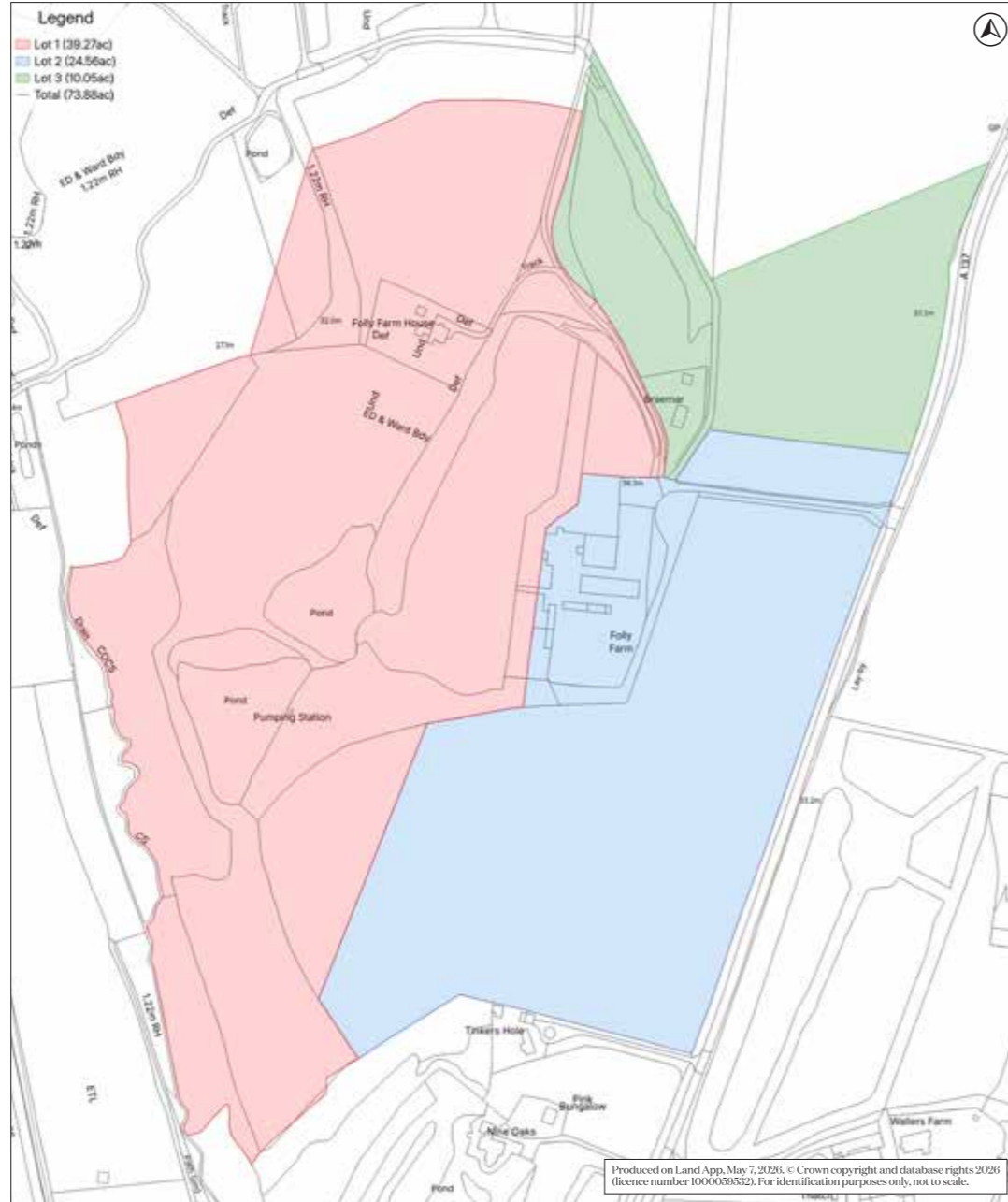
BUSINESSES WITHIN 60 MINUTES' DRIVE OF FOLLY FARM:

<p>Hotels: 131 (including 1x 5*, 13x 4* and 6 B&Bs)</p>	<p>Restaurants: 311 (including 57 Indian, 39 Italian, 15 British and 5 Greek)</p>	<p>Pubs / Bars / Clubs: 317</p>
<p>Food & Drink Retailers: 1,811 (including 131 supermarkets, 73 bakers, 33 butchers & 3 chocolatiers)</p>	<p>Attractions: 123 (including 17 theatres, 15 museums/art galleries and 13 cinemas)</p>	<p>High-income Households: There are 3,600 within 15 minutes, 22,800 within 30, and 59,100 within 60 minutes of Folly Farm</p>

VITICULTURE COMMENTARY

The site shows good potential for viticulture, with a favourable south-facing aspect and moderate elevation supporting sunlight capture and air movement. A growing season temperature of 14.68°C, 1,337 sunlight hours, and moderate rainfall create a suitable cool-climate environment, while frost risk is present but manageable. Freely draining, slightly acidic loamy soils further enhance conditions for healthy vine growth and balanced yields.





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PROPERTY INFORMATION

Method of Sale: The property is offered for sale freehold as a whole or up to 3 lots with vacant possession by private treaty.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Sporting, Timber and Mineral Rights: The sporting, timber and mineral rights as far as they are owned, are included in the freehold sale.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are two footpaths across the property.

Fixtures and Fittings: All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden and agricultural machinery.

Local Authority: Babergh District Council

Council Tax Band and EPC Rating:

Folly Farm House	Council Tax Band G	EPC Rating C
Braemar	Council Tax Band D	EPC Rating D

Services: Folly Farm House and Braemar - Mains water, electricity and oil fired central heating with private drainage.

Postcode: IP9 2NY

What 3 Words: ///dumplings.embraced.huts

Viewings: Strictly by appointment with Landbridge or Knight Frank.

Viewings are strictly by prior appointment with Knight Frank or Landbridge. Please contact:



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