

SINK FARM

◆ HOLLESLEY ◆ NEAR WOODBRIDGE ◆ SUFFOLK ◆







Ipswich 16 miles • Woodbridge 8 miles • Aldeburgh 19 miles • Cambridge 68 miles
Ipswich Station (direct rail service to London Liverpool Street Station – approx. 70 minutes) • Stanstead Airport 65 miles

(All distances and times are approximate)



An impressive and versatile equestrian and agricultural property, located within a Special Landscape Area, close to the Suffolk Heritage Coast.

- Modern and substantial (circa 9,000 sq ft) Visitor Centre with café, conference rooms, offices, extensive tarmac car park and direct access to the public highway.
- Range of agricultural and equestrian barns, stabling and an indoor school.
- Paddocks on light, free-draining soil, together with amenity woodland.
- Arable land.

IN ALL ABOUT 138.46 ACRES (56.03 HECTARES)

For sale by private treaty as a whole or in lots.

Clarke & Simpson

Chartered Surveyors

Oliver Holloway MRICS FAAV
oholloway@clarkeandsimpson.co.uk

Luke Standen MRICS
lstanden@clarkeandsimpson.co.uk

+44 (0) 1728 724200

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.

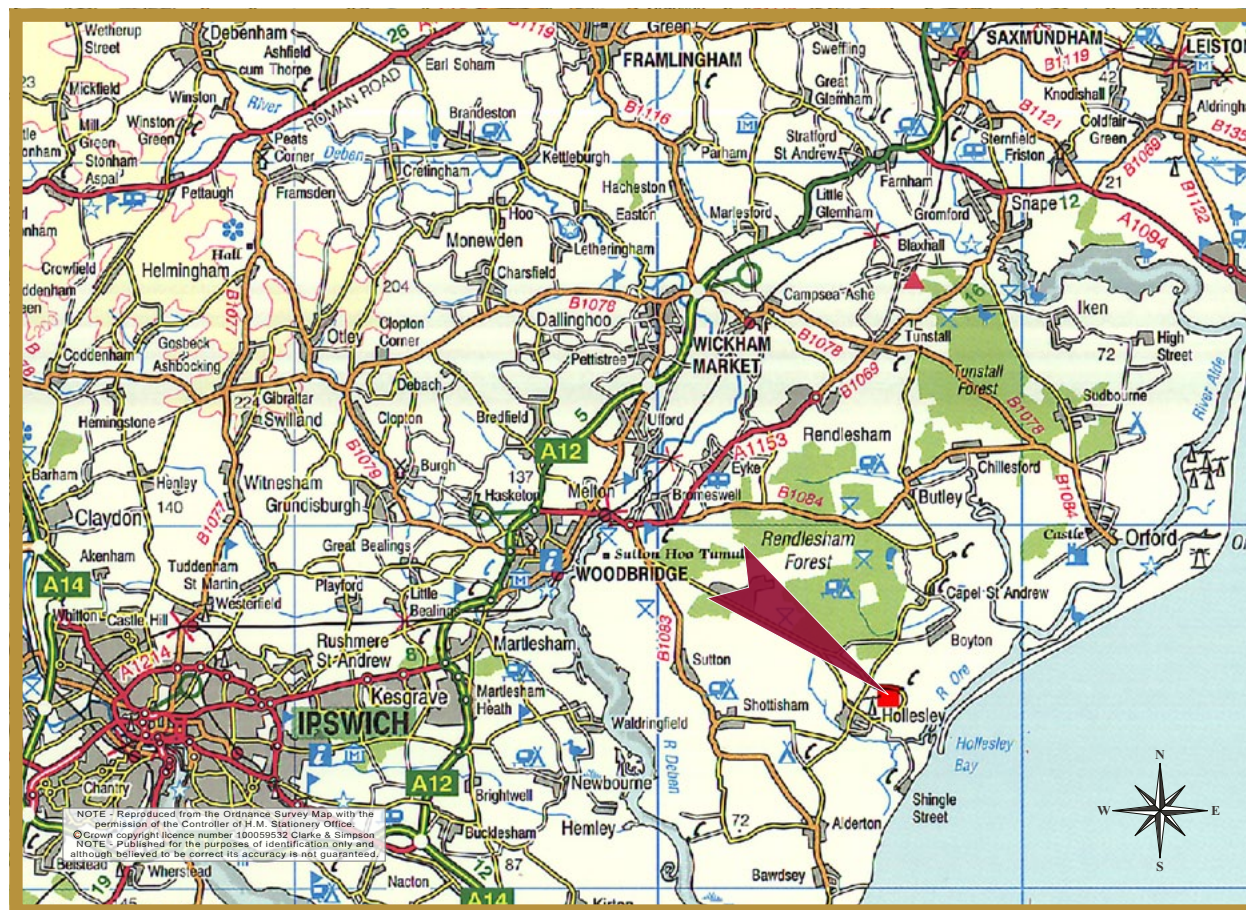
SUMMARY

Sink Farm offers the purchaser a unique opportunity to acquire a predominantly light land equestrian and agricultural property located in a most attractive area adjacent to the Suffolk Heritage Coast.

The property, which is currently occupied by The Suffolk Punch Trust, comprises a substantial equestrian holding, extending to approximately 138.46 acres (56.03 hectares). It combines a superb modern Visitor Centre with large range of agricultural and equestrian buildings, staff accommodation, paddocks and amenity woodland.

The combination of land, equestrian facilities and visitor accommodation offers scope for a range of uses, subject to existing overage provisions, planning permissions, title restrictions and any further consents required.

The property is offered for sale as a whole or in lots. Enquiries concerning individual parts of the holding are invited, subject to agreement of boundaries, access and service arrangements and compliance with the applicable pre-emption provisions.



SITUATION & LOCATION

Sink Farm occupies a most attractive rural position within the village of Hollesley. The holding includes land adjoining Woodbridge Walk and Boyton Road, with the Visitor Centre approached from Woodbridge Walk. The surrounding area comprises agricultural land, woodland and heathland, with Rendlesham Forest and the coast at Shingle Street nearby. These provide opportunities for walking, cycling and other outdoor recreation.

The highly desirable town of Woodbridge offers an excellent range of shops, cafés, restaurants and other amenities, together with a railway station and access to the River Deben. The wider road network is accessible via the A12.







VISITOR CENTRE

Constructed in circa 2010, the substantial and most impressive Visitor Centre extends to approximately 825 square metres (8,900 square feet) and currently provides museum and exhibition space, a café, conference rooms, offices and toilets.

The Visitor Centre has direct access to the public highway from Woodbridge Walk and benefits from an extensive tarmac car park, lying to the rear of the building. The accommodation offers flexibility for a range of potential uses, subject to the necessary consents.

The building has oil-fired heating, a solar panel installation and full-fibre broadband connectivity.











THE VISITOR CENTRE

Approximate Gross Internal Area = 807.4 sq m / 8691 sq ft

Plant Room = 11.9 sq m / 128 sq ft

Total = 819.3 sq m / 8819 sq ft

Ground Floor

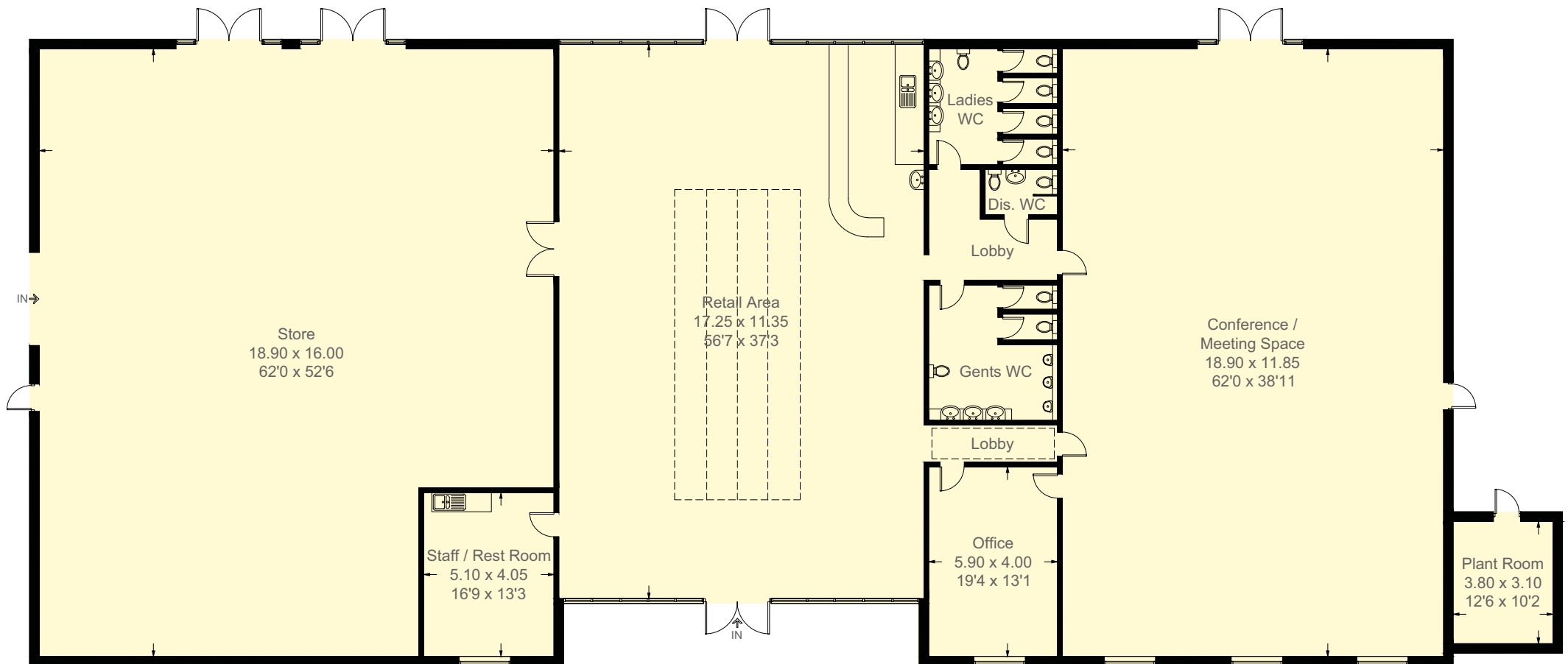


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268827)



AGRICULTURAL & EQUESTRIAN BUILDINGS

There is a good range of farm buildings at Sink Farm, which lie either side of the Visitor Centre.

The buildings include approximately 1,316 square metres (14,165 square feet) of former agricultural barns which have been adapted for equestrian purposes, including an extension to the museum, a foal/mare barn and an indoor school. A separate range of stables extends to approximately 1,042 square metres (11,215 square feet), together with fencing and straw stores extending to approximately 676 square metres (7,277 square feet).

STAFF ACCOMMODATION

Apple Pip Cottage, a mobile home, currently provides accommodation for an employee, but may be removed upon completion. A separate portable cabin provides staff welfare facilities.













THE LAND

Sink Farm includes approximately 90 acres of grass paddocks adjoining both Boyton Road and Woodbridge Walk. The paddocks comprise light, free-draining land and are ideal for grazing. The land was formerly in arable use and, subject to any necessary consents, could be returned to arable production relatively easily.

In addition, there is an attractive area of woodland and scrub adjoining Hollesley Bay Prison, which extends to approximately 14.40 acres

A further parcel of grassland of approximately 19.56 acres adjoins Woodbridge Walk and off-lying arable field of 4.04 acres adjoins Boyton Road, which is let to a local farmer.

The full extent of the property is shown outlined red on the sale plan included within these particulars.





GENERAL REMARKS & STIPULATIONS

Method of Sale

We have been instructed to offer the property for sale by private treaty inviting offers for the whole or in lots with the intention of achieving exchange of contracts as soon as possible. The vendor would favour selling the property as a whole.

Exchange of Contracts & Completion

A deposit of 10% of the purchase price will be payable on exchange of contracts. Following agreement of Heads of Terms, a purchaser may be required to enter into an Exclusivity Agreement and make an Exclusivity Payment equivalent to 5% of the purchase price, to be held by the Vendor's solicitors on terms to be agreed.

Tenure & Possession

The property is offered for sale freehold, subject to the existing leases, licences, title provisions and pre-emption rights that are in place.

Pre-emption Rights

The property is being marketed subject to existing rights of pre-emption in favour of two third parties. These rights provide an opportunity for those parties to purchase the property in accordance with the governing agreements before a sale to another purchaser can proceed.

Any sale, whether of the whole or an individual part, will be subject to compliance with those provisions and any necessary notices, consents or releases. These requirements may affect

the sale process and timescale. Prospective purchasers should contact the agent for further information.

Vendor's Solicitors

Simon Cunningham

Ashtons Legal, Trafalgar House,
Meridian Way, Norwich NR7 0TA.
Tel: 01603 703085
Email: simon.cunningham@ashtonslegal.co.uk

Services

The Visitor Centre has oil-fired heating, a solar panel installation and full-fibre broadband connectivity. Private drainage system.

Many of the agricultural buildings have mains water and electricity connected. The property benefits from a 3-phase electricity supply.

Apple Pip Cottage and the Crew Quarters building have Calor Gas heating and hot water.

Town & Country Planning

The property is sold subject to any development plans, Tree Preservation Orders, Ancient Monument Orders, Town & Country Planning schemes or schedules, and other similar matters that may come into force.

It should be noted that the property has been used as an equestrian facility and Visitor Centre in association with the Suffolk Punch Trust. Purchasers should satisfy themselves regarding the authorised uses and any conditions affecting the buildings, land and staff accommodation.

Any alternative use would be subject to the necessary planning permissions and other relevant consents.

Rights, Easements & Wayleaves

The property is sold subject to and with the benefit of all existing rights of way, easements, wayleaves, covenants and other matters affecting the title. There is one public right of way at the eastern end of the property.

Sporting, Minerals & Timber

Insofar as they are owned, all mineral and timber rights are included in the sale of the freehold. The sporting rights have been reserved by a previous owner but are not exercised.

Fixtures & Fittings

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

Business Rates

The property has a Rateable Value of £38,250. The current vendor, The Suffolk Punch Trust, benefits from charitable relief. Prospect purchasers should make their own enquiries of the Valuation Office Agency (VOA) regarding any future liability.

Council Tax

We are advised that Apple Pip Cottage is assessed as Band A for Council Tax. Further details available from East Suffolk Council.

EPC

A copy of the EPC for the Visitor Centre is available from the agent.

Plans & Areas

The property being sold is outlined red for identification purposes only on the sale plan. The boundaries are based on Ordnance Survey information and are for reference only. Purchasers are deemed to have full knowledge of the boundaries; errors or mistakes will not annul the sale or entitle a party to compensation; and any dispute concerning the boundaries or interpretation of the particulars, schedules, plan, general remarks or stipulations will be referred to the selling agents acting as experts, whose decision will be final.

Holdover

If required, the Vendor reserves the right to hold over all or part of the property for up to six months following completion. Further details are available from the agent.

Overage

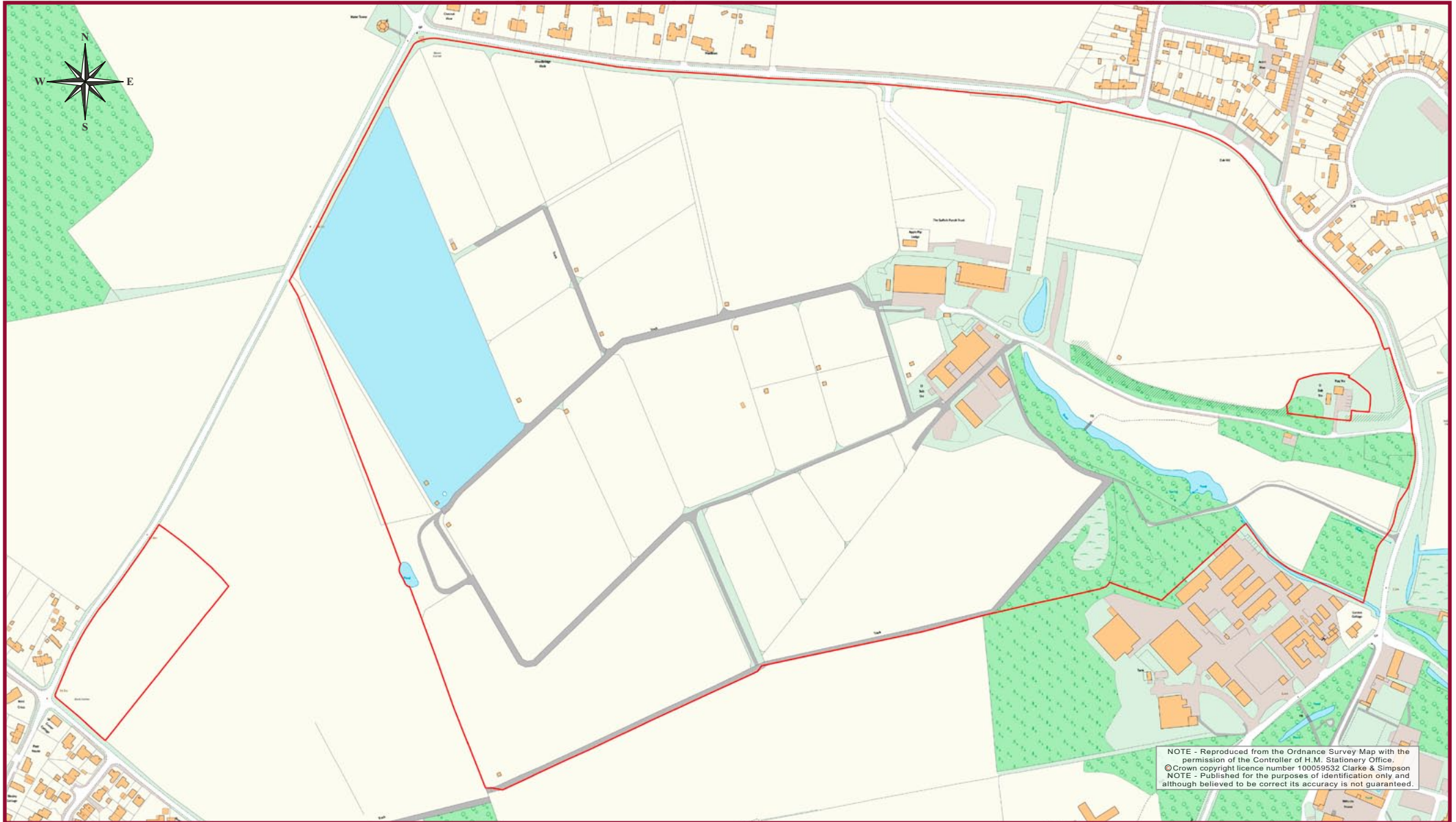
There will be no overage provisions applied to the Property by the Vendor. There is an existing overage provision until 29 March 2056, in favour of a previous owner, and the overage payment will be 50% of the uplift in value between the value of the land immediately before the grant of planning permission and the value immediately after the grant of planning permission – further detail of which is available from the Agent.

Directions

From Woodbridge, proceed north towards Melton, then follow the route via Heath Road towards Hollesley. Continuing along Heath Road, following signage for The Suffolk Punch Trust. The property is located off Woodbridge Walk, within the Suffolk Punch Trust site.

For those using the **What3Words** app: [///signed.fried.surveyed](https://www.what3words.com/signed.fried.surveyed)

Postcode – IP12 3JR



Important Notice

1. Clarke & Simpson and their client give notice that every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements and areas quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

Particulars prepared: October 2026.



Clarke & Simpson