



Land, Buildings & Farmhouse at Valley Farm

Bradfield St George, Bury St Edmunds, IP30 0AH

BROWN & CO





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Bradfield St George,
Bury St Edmunds, IP30 0AH

Forming part of Valley Farm, the Property is a productive 63.38 hectare (156.60 acres) arable farm equipped with a four/five-bedroom house, yard and buildings

LOT 1

46.76 hectares (115.54 acres) of land and buildings at Valley Farm

Guide Price: £1,170,000

LOT 2

Valley farmhouse, outbuildings, garden and land in all 1.60 hectares (3.95 acres)

Guide Price: £550,000

LOT 3

2.41 hectares (5.96 acres) of arable land

Guide Price: £90,000

LOT 4

4.44 hectares (10.96 acres) of arable land

Guide Price: £100,000

LOT 5

3.66 hectares (9.05 acres) of arable land

Guide Price: £100,000

LOT 6

4.51 hectares (11.15 acres) of arable land and woodland

Guide Price: £100,000

GUIDE PRICE (WHOLE): £2,110,000

FOR SALE BY PRIVATE TREATY

Available as a Whole or in 6 Lots



LOCATION & SITUATION

The Property is located approximately 9 miles (by road) southeast of the cathedral town of Bury St Edmunds and approximately 8.2 miles (by road) west of the town of Stowmarket. The farm is situated to the east of Bradfield St George, comprising multiple parcels on either side of the public highway that connects the villages of Hesselst and Felsham. The villages of Felsham, Rougham and Beyton provide local facilities such as community shops, pubs, village halls and churches. There is a Church of England Primary School in Rougham.

The A14 and A134 are situated to the north and west respectively, providing links to the wider area. The closest railway station is located in Thurston and provides services to Bury St Edmunds, Stowmarket,

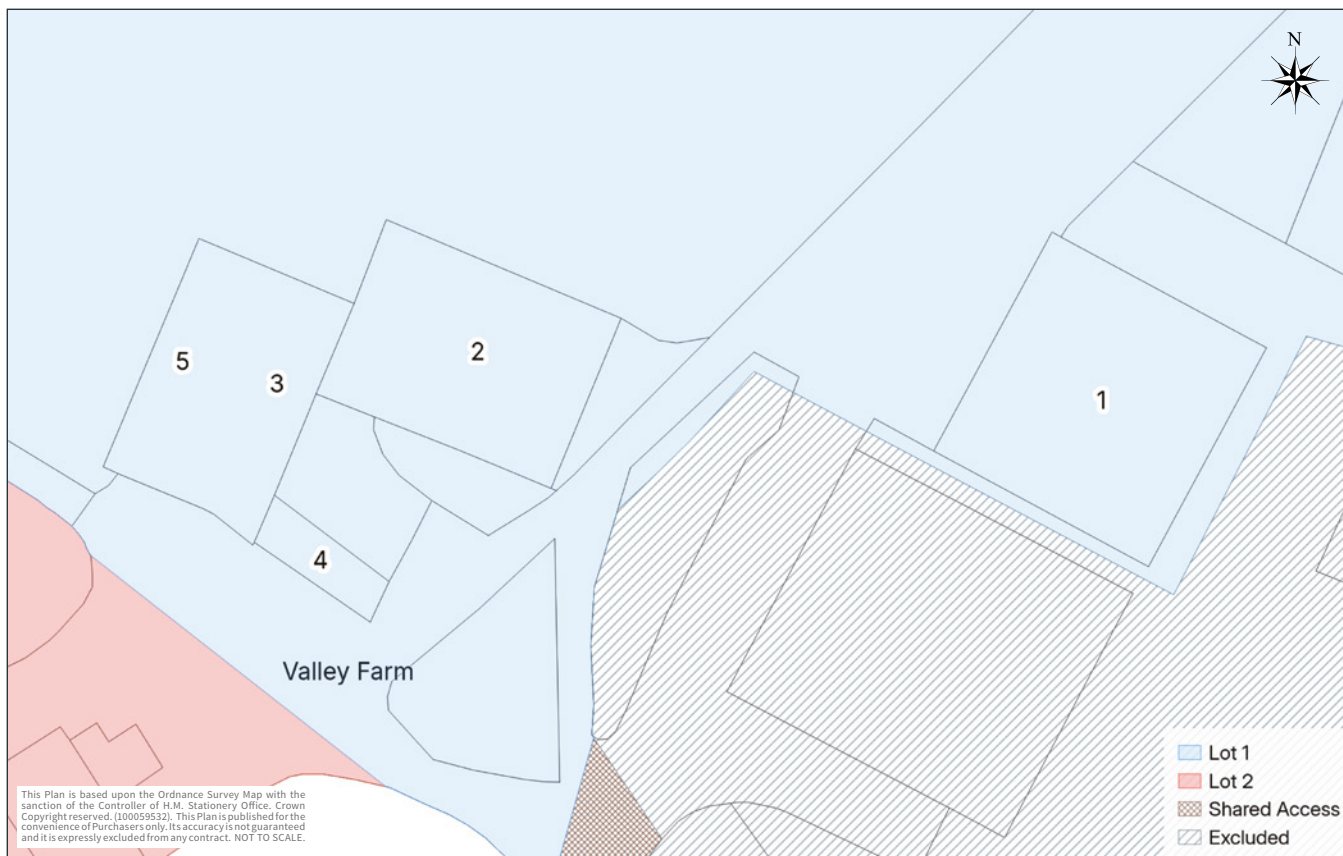
Cambridge and Ipswich with links to Norwich and London Liverpool Street (approx. 1 hour 45 minutes).

METHOD OF SALE, TENURE & OCCUPATION

The property is offered for sale by private treaty, as a whole, or in six lots. The Sellers and their Agents reserve the right to conclude the sale with best and final offers.

Lots 1, 3, 4, 5, 6 and part of Lot 2 are being marketed subject to a one year Farm Business Tenancy that ends on the 31st August 2027. Further details can be obtained from the Sellers' Agents.

Valley Farmhouse is available with vacant possession on completion.



BUILDING	DESCRIPTION	DIMENSIONS (M)
1. Grainstore	A twin-span steel portal frame building with concrete floors, grain-retaining walls, fibre cement sheeting to the eaves, and a fibre cement sheet roof. Access is provided via two double corrugated tin-clad sliding doors to the front elevation. A central ventilation tunnel is accessed from the front of the building.	18.4 x 18.4
2. General Purpose Building with Lean-to	An open-fronted concrete portal frame building with a hardstanding floor beneath a fibre cement sheet roof. The building is clad on two sides with box-profile and fibre cement sheeting. To the rear of the building, a concrete block reception pit leads to the former livestock buildings. Adjoining is a timber-framed lean-to with a corrugated tin roof, clad on one side with fibre cement sheets.	17.68 x 13.50
3. Former Livestock Building	A former livestock shed of timber-frame construction with a pantile roof and concrete block and brick walls. The building is currently used for storage but retains a concrete feed trough and water trough.	6.32 x 18.7
4. General Storage Building	A mono-pitched timber-framed building with brick, concrete block and timber-clad walls beneath a box-profile sheet roof.	3.75 x 10.00
5. Chemical Store and General Storage Buildings	A building of concrete block and brick construction beneath a timber-framed pantile roof with a concrete floor. Access is provided via metal sliding doors.	5.87 x 17.94

LOT 1 - 46.76 HECTARES (115.54 ACRES) OF LAND & BUILDINGS AT VALLEY FARM

Guide Price: £1,170,000

Lot 1 comprises approx. 44.84 hectares (110.79 acres) of arable land along with small areas of woodland and grassland situated around the farmyard, on the northern edge of the public highway. The extent of Lot 1 is shaded blue on the lotting plan.

The soils are of the Ashley Soil Association, with the land classified as Grade 2 & 3 on the Provisional Agricultural Land Classification Map for England and Wales.

The farmyard includes a range of agricultural buildings including a twin-span grainstore, open fronted general-purpose building with lean-to, former livestock buildings and chemical store. The farmyard benefits from mains water and single-phase electricity, which is currently shared with the farmhouse.



Lot 1 benefits from multiple access points directly off the public highway. The ownership of the main access is shared with the owner of The Walnuts and the remainder of Valley Farm. It is proposed that the section included within this sale will transfer into the joint ownership of the purchasers of Lots 1 and 2. Additionally, it is also proposed that the ownership of a historic track leading from the public highway along the field edge and joining the main track will also be shared between the purchasers of Lots 1 and 2. These tracks are shown hatched brown on the lotting plan. The other access points are field accesses directly off the public highway, which also provide access to the wider holding.

There are electricity distribution lines with pylons and poles crossing some of the fields.

LOT 2 - VALLEY FARMHOUSE INCLUDING OUTBUILDINGS & LAND IN ALL 1.60 HECTARES (3.95 ACRES)

Guide Price: £550,000

Lot 2 includes Valley Farmhouse, gardens, outbuildings and additional land. Lot 2 is shaded red on the attached lotting plan.

Valley Farmhouse is a period detached four/five-bedroom dwelling with a single-storey brick extension, conservatory and garden room. The property requires modernisation and presents an opportunity for a purchaser to personalise and enhance the farmhouse to their own specification.





The accommodation is arranged over two floors, as shown on the floor plan and comprises the following:

Ground Floor

Kitchen - Fitted with wall and matching base units with worksurfaces over, integrated hob, extractor and sink inset with drainer and oven with grill. Spaces for white goods leads to:

Utility - Additional space for white goods.

Boot Room - External door and doors to two WCs.

Wet Room - Comprises walk-in bath with hand-held shower unit, separate shower and hand wash basin.

Dining Room - Large dual aspect room with exposed beams, inset brick fireplace and stairs to the first floor.

Drawing Room - Another large dual aspect reception room with exposed beams, inset brick fireplace and door to the conservatory.

Sitting Room - Dual aspect room with exposed beams, inset brick fireplace and storage cupboards. Door to the pantry.

Pantry - A useful storage room.

Snug

Conservatory - French-style double doors leading to a terrace.

Garden Room - French-style double doors leading to garden.





First Floor

Landing - Stairs leading from the dining room.

Walkthrough Bedroom/Office -

Bedroom 3 - A double room with window overlooking the rear of the property.

Bedroom 1 - A dual aspect double room with windows overlooking each side of the property.

Bedroom 2 - A double room with door leading to dressing room. Door to Bedroom 4.

Secondary Landing - Stairs leading from the sitting room.

Bedroom 4 - A double room with views overlooking the front of the property.



Outside

There is the immediate garden which surrounds the farmhouse on three sides, the range of outbuildings, barn and orchard. The farmhouse is lotted with approximately 2.75 acres of the adjoining arable land which could be converted to pasture to form a paddock for the house.

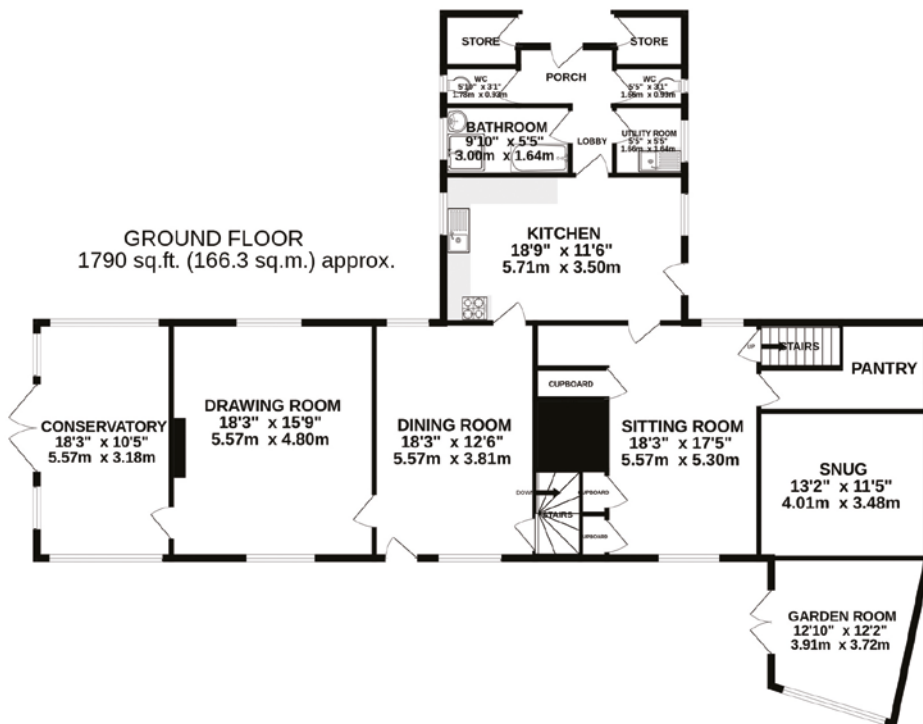
Whilst the farmhouse, gardens, outbuildings and yard are being sold with vacant possession available on completion, the arable land is marketed subject to a one-year Farm Business Tenancy which will end on the 31st August 2027.

The barn is a large, traditional building and whilst it does require some repair, would be suitable for alternative uses and development subject to the relevant planning permissions. The grain bins currently housed within the barn will remain in situ and included as part of the property.



The house is connected to mains electricity and water, which are currently shared with the adjacent farmyard, and has a private drainage system. The heating is oil fired.

As above, it is proposed that the buyers of Lot 2 will share the ownership of the main access with the respective purchasers of Lot 1, and the owner of The Walnuts. A Right of Access will be granted from the jointly owned track across the farmyard to be included within the sale of Lot 1 to the farmhouse. Additionally, it is also proposed that the ownership of a historic track that runs from the public highway and joins the main track will also be shared between the purchasers of Lots 1 and 2. This route enables the purchasers of Lot 2 to create a separate access to the south of the farmhouse. These tracks are shown hatched brown on the lotting plan.

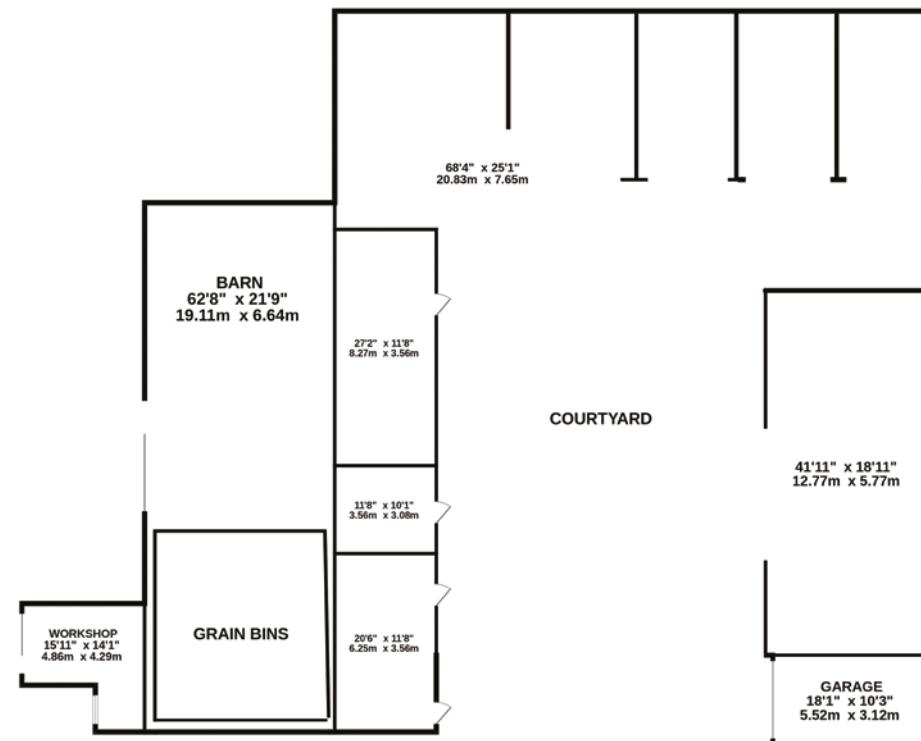


1ST FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 2823 sq.ft. (262.3 sq.m.) approx.

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LOT 3 - 2.41 HECTARES (5.96 ACRES) OF ARABLE LAND

Guide Price: £90,000

A single arable field with direct access off the public highway. The soils are of the Ashley Soil Association, with the land classified as Grade 2 on the Provisional Agricultural Land Classification Map for England and Wales. The extent of Lot 3 is shaded purple on the lotting plan.

The field could be suitable to be turned into pasture for the grazing of livestock and horses, subject to any necessary consents.

LOT 4 - 4.44 HECTARES (10.96 ACRES) OF ARABLE LAND

Guide Price: £100,000

A single arable field with direct access off the public highway. The soils are of the Ashley Soil Association, with the land classified as Grade 3 on the Provisional Agricultural Land Classification Map for England and Wales. The extent of Lot 4 is shaded green on the lotting plan.

LOT 5 - 3.66 HECTARES (9.05 ACRES) OF ARABLE LAND

Guide Price: £100,000

A single arable field with direct access off the public highway. The soils are of the Ashley Soil Association, with the land classified as Grade 2 on the Provisional Agricultural Land Classification Map for England and Wales. The extent of Lot 5 is shaded orange on the lotting plan.

LOT 6 - 4.51 HECTARES (11.15 ACRES)
OF ARABLE LAND & WOODLAND

Guide Price: £100,000

A block of arable land extending to 4.29 hectares (10.60 acres) partially split by a 0.22 hectare (0.54 acre) shelter belt of woodland. The land has direct access off the public highway. The soils are of the Ashley Soil Association, with the land classified as Grade 2 on the Provisional Agricultural Land Classification Map for England and Wales. The extent of Lot 6 is shaded yellow on the lotting plan.



CROPPING SCHEDULE

LOT	FIELD	PARCEL NO	HECTARES	ACRES	2022	2023	2024	2025	2026
1	Drove End	TL9459 3265	5.5	13.59	S Barley	S Beet	S Barley	W Wheat	W Linseed
1	Manns Wood	TL9459 4677	1.94	4.79	S Barley	S Beet	S Barley	W Wheat	W Linseed
1	Drove	TL9459 2127	0.68	1.68	Grass	Grass	Grass	Grass	Grass
1	By Grainstore	TL9459 1238	7.23	17.87	S Beet	W Wheat	W Barley	W Bean	W Wheat
1	By Grainstore	TL9459 1238	0.12	0.30	Woodland	Woodland	Woodland	Woodland	Woodland
1	Stubley	TL9359 7927	11.94	29.50	OSR	W Wheat	W Wheat	S Beet	W Wheat
1	Pond	TL9359 9322	0.33	0.82	Woodland/Pond	Woodland/Pond	Woodland/Pond	Woodland/Pond	Woodland/Pond
1	24 Acres	TL9359 9564	9.8	24.22	W Wheat	S Beet	S Barley	W Wheat	W Linseed
1	24 Acres	TL9359 9564	0.13	0.32	Woodland	Woodland	Woodland	Woodland	Woodland
1	Lily Meadow	TL9359 9835	1.83	4.52	W Wheat	W Wheat	W Barley	S Beet	W Wheat
1	Barrows	TL9358 9689	5.15	12.73	S Barley	W Barley	OSR	W Wheat	W Wheat
1	Barrows	TL9358 9689	0.07	0.17	Woodland	Woodland	Woodland	Woodland	Woodland
1	Walnut Tree	Part TL9359 9409	1.45	3.58	CSS	CSS	W Wheat	W Wheat	S Barley
2	Walnut Tree	Part TL9359 9409	1.24	3.06	CSS	CSS	W Wheat	W Wheat	S Barley
3	Stablefield	TL9359 6303	2.41	5.96	S Beet	W Wheat	CSS	CSS	W Wheat
4	Kings Ditch	TL9358 7888	4.44	10.97	S Barley	W Barley	OSR	W Wheat	W Wheat
5	Little Meadow	TL9359 3526	3.66	9.04	W Wheat	W Wheat	W Barley	W Barley	S Beet
6	Croft	TL9359 2543	1.47	3.63	S Barley	W Barley	W Barley	W Barley	S Beet
6	Crookland	TL9359 1529	2.82	6.97	S Barley	W Barley	OSR	W Wheat	W Wheat
6	Woodland	TL9359 1529	0.22	0.54	Woodland	Woodland	Woodland	Woodland	Woodland

GENERAL REMARKS & STIPULATIONS

Drainage

The property benefits from land drainage. Further information can be obtained from the Selling Agents.

Wayleaves, Easements and Rights of Way

The property 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, quasi-easements, and all wayleaves whether referred to or not in these particulars.

A 132kV powerline and pylon cross Lot 1.

11kV powerlines cross all the Lots.

We are aware of a public footpath that runs along the initial section of the main shared access and the southern field of Lot 1.

Fixtures & Fittings

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

Services

We have not tested any of the services and Buyers are advised to make their own enquiries as to the condition and capacity of any such services.

Outgoings

A general drainage charge is payable to the Environment Agency.

The farmhouse is in Council Tax Band E.

Statutory Designations

The property lies within a Nitrate Vulnerable Zone.

Local Planning Authority

The Farmhouse, farmyard, the majority of Lot 1 and part of Lot 6 fall within the jurisdiction of Babergh and Mid Suffolk District Councils.

Lots 3, 4, 5 and the majority of Lot 6 fall within the jurisdiction of West Suffolk Council.

Planning

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

The adjacent land, forming the rest of Valley Farm, has been granted planning permission for the “Installation and operation of a Solar Farm together with all associated works, equipment and infrastructure”. Further detail regarding the application can be viewed on Babergh and Mid Suffolk District Councils’ website.

VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable to the Buyer in addition to the sale price.

Sporting, Minerals & Timber

All sporting rights, timber, timber-like trees and mineral rights except as reserved by statute or to the Crown are included in the sale.

Anti-Money Laundering Regulations

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

Boundaries

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Sellers, nor the Sellers’ Agent, will be responsible for defining the boundaries nor their ownership.

Plans, Areas & Schedules

These have been prepared as carefully as possible. The plans and photographs within these particulars are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

Disputes

Should any disputes arise as to the boundaries or any matters relating to the particulars of sale, schedule, or interpretation, the matter will be referred to an Arbitrator to be appointed by the Sellers’ Agent.

Viewings

Viewings of the farm are by appointment only with the Sellers’ Agent.

Health & Safety

The land forms part of a working farm and appropriate care should be taken when viewing the land. Neither the Sellers nor the Sellers’ Agent are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

Sellers’ Agent

Brown&Co, West Wing, Linden Square, 146 Kings Road, Bury St Edmunds, IP33 3DJ

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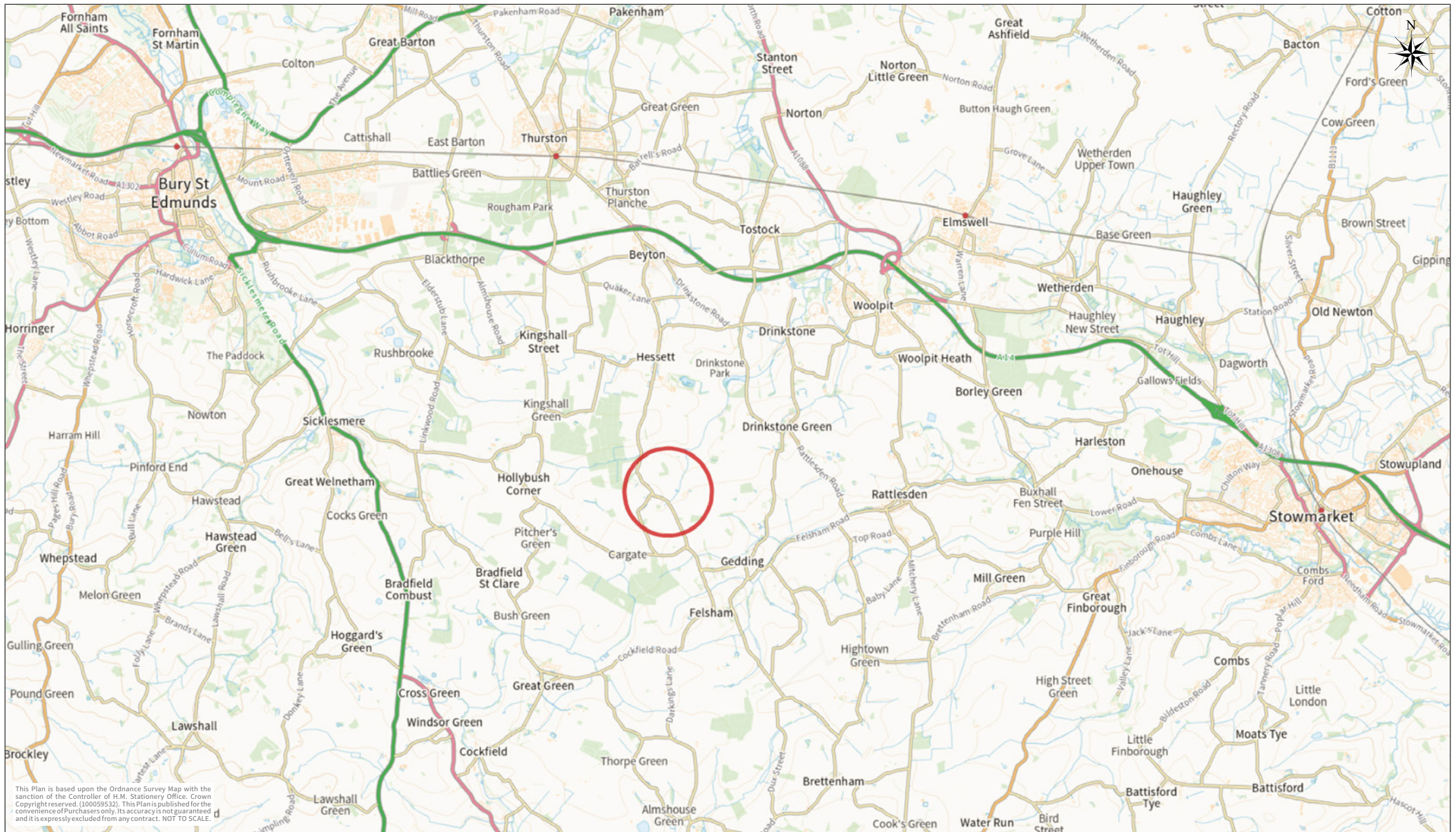
E: georgi.gilder@brown-co.com

what3words Location Sequence

Main Farm Entrance - ///pushed.defenders.fingernails

IMPORTANT NOTICES

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