

# THE ROOKERY ESTATE

RENDLESHAM // SUFFOLK



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Woodbridge 4 miles | Suffolk Heritage Coast 7 miles | Ipswich 13 miles  
(London Liverpool Street; from 65 minutes) | Cambridge 69 miles | London 98 miles  
All distances and times are approximate

*'A private, mixed-use 359-acre estate with irrigation near Rendlesham Forest and Suffolk Coast & Heaths National Landscape.'*

**Lot 1:** The Rookery - 18.86 acres

**Lot 2:** Land at Rookery Farm - 275.42 acres

**Lot 3:** Farm Buildings & Vineyard - 3.95 acres

**Lot 4:** 1 Brick Kiln Cottage

**Lot 5:** 2 Brick Kiln Cottage

**Lot 6:** 175 Hollesley Road

**Lot 7:** 176 Hollesley Road

**Lot 8:** 1 & 2 Sandy Lane Cottages

**Lot 9:** Land to the North of Rookery Farm - 22.57 acres

**Lot 10:** Land to the South of Rookery Farm - 38.51 acres

**In all about 359.31 acres**

**Available as a whole or up to 10 lots**

**For Sale by Private Treaty**



**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

The Rookery Farm Estate is set within the Essex and Suffolk Coast and Heath National Landscape, enjoying a peaceful rural setting while remaining well connected. Located on the outskirts of the charming village of Eyke, just outside the popular riverside town of Woodbridge. The Estate lies at the heart of one of Suffolk's most sought-after coastal areas, renowned for its unspoilt countryside, charming villages and easy access to the Heritage Coast.

The nearby town of Woodbridge provides a diverse range of independent shops, cafes and restaurants, as well as everyday services such as doctor's surgeries, a post office, supermarket and pharmacy. Local attractions include the likes of the Thoroughfare, the historic Tide Mill, Sutton Hoo and the River Deben.



Aldeburgh



Thorpeness



Woodbridge



Tide Mill, Woodbridge



**Transport:** The Rookery Farm Estate is just 4 miles from Woodbridge and 13 miles from Ipswich, offering trainline connections to London and Cambridge. The A12 can be reached in 4 miles and the A14 in 12 miles.



**Activities:** Surrounding attractions include Snape Maltings, Framlingham Castle, Orford Ness, Southwold with the Adnams brewery and harbour, Woodbridge golf club and on your doorstep is 3,700 acres of Rendlesham Forest.



**Education:** Families will appreciate the close proximity to schools such as Woodbridge School, Farlingaye High School and Eyke CofE Primary School. Other schools in the area include Framlingham College, Thomas Mills, Kyson Primary School, Orford Primary School and a nursery in Rendlesham and Eyke.



**Restaurants:** The Number 1 Gastro Pub in the UK, The Unruly Pig, is within a 5 minute drive. Additional noteworthy dining options include The Ufford Crown, The Turks Head Hasketon, The Greyhound Inn Pettistree, The Suffolk Aldeburgh, Pinneys of Orford and a range of pubs and restaurants in Woodbridge.

# HISTORY

*Rookery Farm forms part of the historic Rendlesham Estate, an area of national significance lying within the heart of Suffolk's early medieval and estate managed landscape.*

The wider Rendlesham area was a centre of Anglo Saxon royal power from the 6th to 8th centuries, with surrounding farmland, including Eyke, forming its agricultural hinterland. Documentary evidence shows occupation at Rookery Farm from as early as the late 15th century, with the estate developing through successive ownerships during the Tudor and Stuart periods. By the 18th and 19th centuries, Rookery Farm had become a key tenanted holding within the Rendlesham Estate, benefitting from substantial Victorian investment in high quality farm buildings that have stood the test of time. In the early 20th century, the break up of the Rendlesham Estate led to the sale of Rookery Farm into private ownership in 1925, marking the transition from estate tenancy to independent farming, while the wider estate has since evolved into a diversified rural holding that continues to shape the landscape around Eyke and Rendlesham Forest. This is the first time the Estate will have come to the market in over 100 years.



## LOT 1: THE ROOKERY

*An elegant Grade II listed country house set within approximately 18.86 acres of beautifully landscaped gardens and grounds.*

The Rookery extends to approximately 8,500 sq ft of well-proportioned accommodation arranged over four floors. The ground floor offers a generous reception layout, comprising a kitchen/breakfast room, two principal living rooms and a formal dining room, complemented by a porch, study, office, boot room, utility room and central hallway. A door from the main house provides access to the cellar.

On the first floor, there are eight bedrooms, including two with en suite facilities, together with two further family bathrooms and a laundry room. The second floor provides five additional attic rooms and a bathroom, offering flexible accommodation.

The property sits within mature and attractively landscaped gardens and grounds extending to approximately 18.86 acres. The Rookery also benefits from a range of ancillary buildings and leisure facilities, including several garages and outbuildings, a tennis court, and both indoor and outdoor swimming pools, all currently in varying states of repair. There is a field of planted vines within Lot 1, as well as an arable field to the north extending to approximately 6.46 acres.

Outbuildings and additional accommodation comprise a range of cart lodges and tractor sheds, together with The Rookery Traditional Barn, an attractive timber-framed structure extending to approximately 6,300 sq ft, and a further collection of traditional outbuildings extending to approximately 6,900 sq ft.





**Approximate Gross Internal Area**  
 Rookery Farmhouse: 770.4 sq m  
 For identification only. Not to scale.







## LOT 2: LAND AT ROOKERY FARM

The land at Rookery Farm comprises predominantly arable farmland lying on soils classified within the Newport 2 and Newport 4 associations as deep, well-drained fine loamy and sandy soils with slowly permeable subsoils, together with areas of deep, well-drained coarse loamy over clayey, fine loamy and sandy soils. This soil profile is well-suited to a wide range of crops, including cereals, sugar beet and other arable root crops such as carrots and potatoes. The land is classified as Grade 3 under the Natural England Agricultural Land Classification.

Current farming integrates root crops including potatoes, onions, carrots and sugar beet with cereals such as winter wheat, winter and spring barley, maize and oilseed rape, alongside the use of legumes, cover crops and stewardship herbal leys.

We understand the land is currently entered into an Environmental Stewardship Scheme under the Sustainable Farming Incentive, which runs until 2028. The land is currently farmed by a local farming business on a contract farming agreement and vegetable growing licences.

The farm benefits from a reservoir covering approximately 1.5 acres, with a depth of around 4 metres, and an abstraction licence (No. 7/35/05/\*G/0017). Purpose A will be transferred with the property, permitting abstraction of up to 218,000 cubic metres per annum. The licence currently relates to a wider landholding, and the vendor seeks to retain access to a proportion of the water for use on retained land, subject to agreement on rotations and usage. Purpose B is not included within the sale. The abstraction licence is currently under review/renewal with the Environment Agency.

In total, the land extends to approximately 246.33 acres of arable land, 2.07 acres of grassland, a 3.25 acre reservoir and 23.91 acres of woodland.

Details of cropping rotations over the past 10 years, an irrigation infrastructure plan, full details of the associated abstraction rights, and further information relating to the Environmental Stewardship Scheme are all available within the data room.





# LOT 3: FARM BUILDINGS AND VINEYARD

Lot 3 comprises a range of farm buildings, some of which are currently occupied, with a tenancy schedule available upon request. The buildings include five garage units, a range of barns and workshops, and the former Staverton Wine Shop, set within approximately 3.95 acres.

The Rookery Brick Grain Store extends to approximately 8,900 sq ft, providing substantial storage capacity.

The Farm Workshop, constructed in traditional red brick, extends to approximately 2,300 sq ft and benefits from direct access off the highway via a roller shutter door.

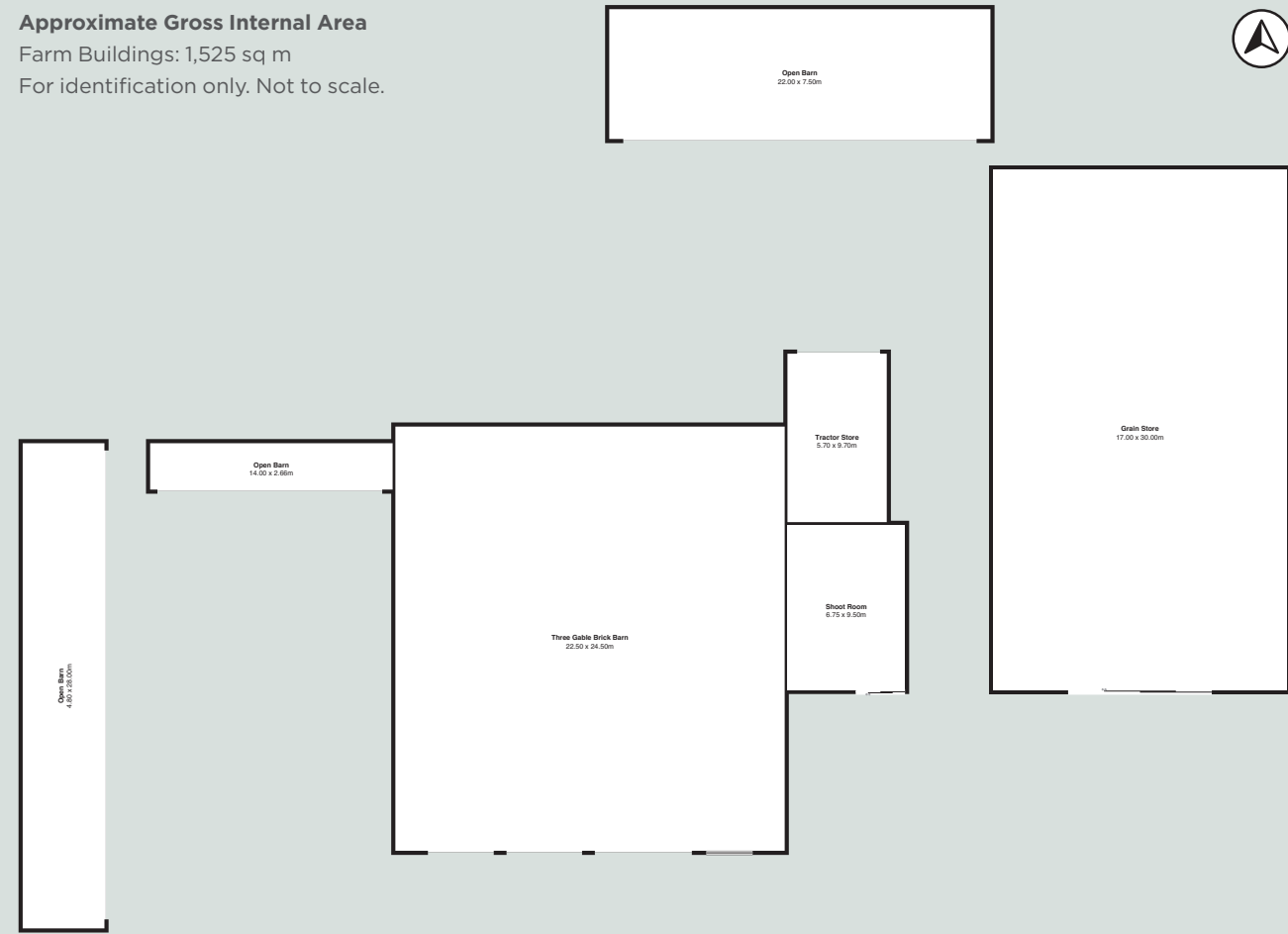
To the west of Hollesley Road lies a former pig rearing site, together with a range of lock-up storage units. These buildings benefit from prominent road frontage and, in total, extend to approximately 11,400 sq ft.

Additional buildings include a former farm shop, which benefits from a solid concrete floor as well as mains electricity and water supply, and Church Walk Barn alongside a Dutch Barn. Further traditional farm buildings extend in total to approximately 44,000 sq ft and are serviced by mains electricity and water. The garage units are currently let under various agreements, generating an annual income of approximately £37,000.

The land also includes an established area of vineyard, planted in 1973 with a mix of varieties, principally Bacchus and Pinot Noir.



**Approximate Gross Internal Area**  
Farm Buildings: 1,525 sq m  
For identification only. Not to scale.



# LOT 4 AND 5: 1 & 2 BRICK KILN COTTAGES

Both cottages benefit from a kitchen and living room on the ground floor, together with a hallway and a downstairs WC. On the first floor, the property benefits from 3 upstairs bedrooms and a bathroom. The gardens are spacious with a brick outbuilding for additional storage space. Both cottages are subject to an Assured Shorthold Tenancy and one of the tenants has a grazing licence on a parcel of adjoining land for equestrian purposes.

**Approximate Gross Internal Area**  
 1 Brick Kiln Cottage: 73.7 sq m  
 2 Brick Kiln Cottage: 73.7 sq m  
 For identification only. Not to scale.



**1 BRICK KILN COTTAGE**



Ground Floor



First Floor

**2 BRICK KILN COTTAGE**



Ground Floor



First Floor



# LOT 6 AND 7: 175 & 176 HOLLESLEY ROAD

175 Hollesley Road is subject to a licence to occupy, whilst 176 Hollesley Road is let on an Assured Shorthold Tenancy agreement. Both properties benefit from 2 large SW facing gardens with ample parking and an outbuilding. Inside, both properties have 3 bedrooms, 1 bathroom and 2 reception rooms downstairs.

**175 HOLLESLEY ROAD**

Ground Floor

**Approximate Gross Internal Area**  
 175 Hollesley Road: 134.2 sq m  
 176 Hollesley Road: 124.8 sq m  
 For identification only. Not to scale.

**176 HOLLESLEY ROAD**

Ground Floor

First Floor

First Floor



# LOT 8: 1 & 2 SANDY LANE COTTAGES

No. 1 Sandy Lane is subject to an Assured Shorthold Tenancy, whilst No. 2 Sandy Lane is let under an agricultural tenancy with security of tenure. Both properties offer well-proportioned accommodation, with the ground floor providing a kitchen/dining area and a separate living room, and the first floor comprising three bedrooms and a family bathroom.

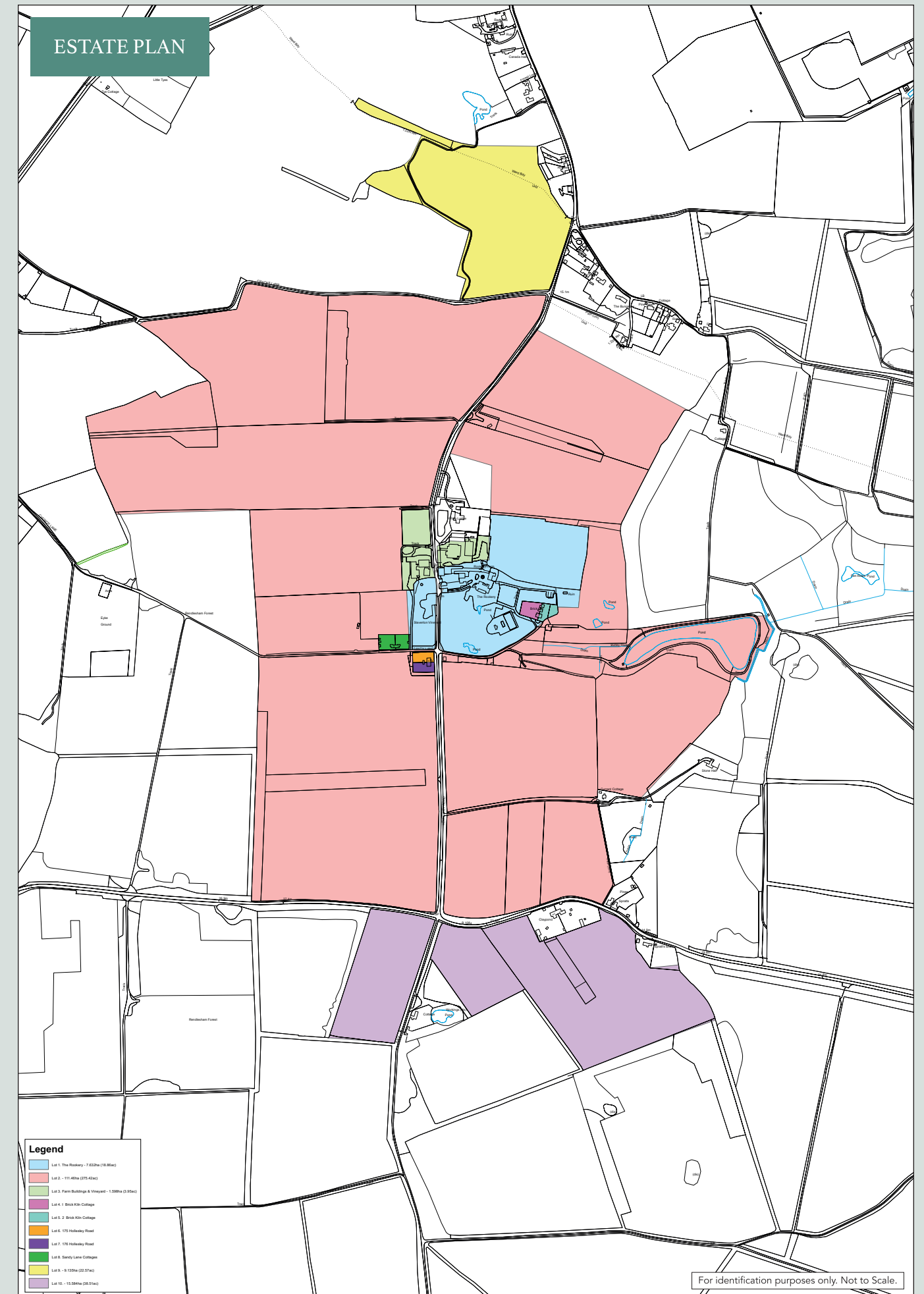


## LOT 9: LAND TO THE NORTH OF ROOKERY FARM

The land to the north of Rookery Farm extends to 22.57 acres, comprising a mix of 20.13 acres of arable land and 2.44 acres of woodland. The details of cropping and soil types can be found in the description of Lot 2. The land can be accessed via Hollesley Road.

## LOT 10: LAND TO THE SOUTH OF ROOKERY FARM

The land to the south of Rookery Farm extends to 38.51 acres, comprising a mix of 37.45 acres of arable land and 1.06 acres of woodland. The details of cropping and soil types can be found in the description of Lot 2. The land can be accessed via the B1084.



# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

The property is offered for sale freehold as a whole, or up to 10 lots by private treaty. Lots 3-8 are subject to tenancies. All other lots are sold with Vacant Possession. Further information on the tenancies can be provided by the Vendor's Selling Agents.

## 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. Please refer to the data room for more details.

## SERVICES

**The Rookery** - Mains water and electricity, gas, oil fired central heating and private drainage.

A full list of Services can be found in the data room.

## 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.

## 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.

## DATA ROOM

Further information about the farms can be made available to parties showing serious interest in the estate via an online data room. Please contact the selling agents for access.

## RESTRICTIVE COVENANT

A restrictive covenant is to be imposed on the Land (Lot 2) such that there is to be no outdoor pigs or poultry within 250 metres of the Rookery. This Covenant will also benefit the adjoining properties, the White Lodge and Stone Hall.

## HOLD OVER

Depending on the timing of the sale, the Vendor would like to consider holdover on the Rookery and the vines, together with any growing crops as required, on a timescale to be agreed.

## SOLICITORS

Hunters Law LLP, 9 New Square, Lincoln's Inn, London WC2A 3QN

Contact: James Letchford  
james.letchford@hunterslaw.com

## LOCAL AUTHORITY

East Suffolk Council

## COUNCIL TAX BAND AND EPC RATING

A full list of Council Tax bands and EPCs can be found in the data room.

## SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned, are included in the freehold sale.

## POSTCODE

IP12 2RR

## WHAT3WORDS

///charging.marketing.piano

## VIEWINGS

Strictly by prior appointment with Knight Frank or Landbridge.



Viewing strictly by appointment only. Please contact the selling agents:



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