



Chapel Farm

CHEDISTON • HALESWORTH • IP19 0AB

This offers prospective buyers the opportunity to restore the Farmhouse and Gardens to their former glory and establish a variety of equestrian and livestock enterprises along with the arable land all within a ring fence

Introduction

Chapel comes to the market on instructions of the administrators of J D Ingate deceased. Chapel Farm has been in the current family since 1942 and also prior to 1917. Chapel Farm extends to 139 acres (56.31 hectares) comprising Grade II Listed farmhouse in need of refurbishment with a range of traditional and modern farm buildings and a mixture of arable and grassland. Chapel Farm was the home of the renowned 1970s crime writer Mary Ingate.

We are offering the farm as a whole or in 2 lots:

Lot 1 Farmhouse Buildings and 93.25 acres (37.77 hectares) edged red on plan
Lot 2 45.83 acres (18.54 hectares) arable land edged blue on plan





LOCATION & SITUATION

Chapel Farm is located between Halesworth (3.8 miles) and Harleston (8.1 miles), just past the crossroads with Linstead church heading towards Harleston. Halesworth offers a wide range of facilities and railway link to London Liverpool Street via Ipswich. The city of Norwich is some 24 miles to the north with its international airport and Inter City and cross-country rail links. The heritage coastline at Southwold is some 13 miles to the east. The land is contained within two blocks either side of the Chediston Road.

what3words: ///crab.retrieve.snacking

LOT 1 – CHAPEL FARMHOUSE, BUILDINGS AND 93.25 ACRES (37.77 HA). EDGED RED ON PLAN

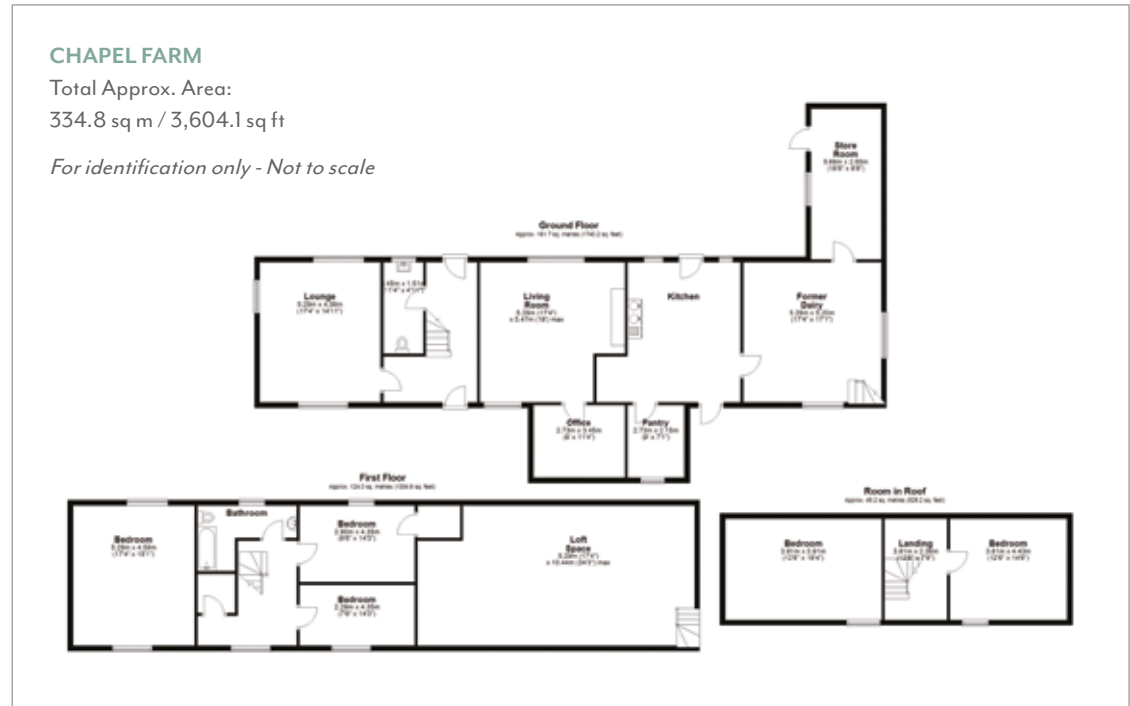
Chapel Farmhouse is approached via a shared farm access drive with farmyard. The farmhouse which is in need of repair and modernisation comprises a Grade II Listed timber framed farmhouse dating back to the 15th century, with unusual base cruck open trust timbers with later additions principally during the 16th and 17th century. The accommodation extends to 5 bedrooms and is arranged over 3 floors. The garden and grounds that surround the property are somewhat overgrown and extend to 0.39 acre (0.16ha).

FARM BUILDINGS

Shared entrance drive with farmhouse leading to partly overgrown farmyard area with a range of traditional and modern buildings as detailed below with reference to the inset plan.

1. Timber frame building under galvanised iron roof with concrete and flagstone floor with brick base 5.90m x 2.30m.
2. Open frontage machinery store part concrete block and galvanised iron walling and roof, 5.30m x 7.47m.
3. Brick and pantile building with sloping floor, 7.60m x 4.40m and separate storeroom, 2.60m x 4.50m, double doors to front and door to building 1.
4. Concrete frame building with sloping floor, part block walling space boarding over 15.87m x 9.00m.
5. Concrete frame lean to building with part concrete block walling under corrugated asbestos fibre and Perspex roof, 14.70m x 13.60m.
6. Steel frame Dutch barn with concrete flooring, 8.60m x 18.00m.
7. 3 bay cart shed with a floor under galvanised iron roof, 5.30m x 9.05m.
8. Timber and galvanised iron workshop with concrete floor, 5.50m x 8.00m.
9. Brick and tile store shed, former arcon chicken house, 10.00m x 5.00m.

Overall, the farmyard and buildings extend to 2.76 acres (1.12 ha) or thereabouts.





FARMLAND

The farmland is contained within 6 arable fields extending to approximately 67.91 acres (27.49 ha) and 3 grass fields extending to about 22.22 acres (9.00 ha). The fields benefit from hedge boundaries and have a generally southernly aspect. The grassland is of particular interest with evidence of a moat and archaeological finds dating back to Edward II in Grove Meadow (6028).

PARCEL	DESCRIPTION	AREA (HA)	AREA (AC)
4897	Arable	1.99	4.91
6396	Permanent Grass	3.09	7.63
6580	Farmyard		
	Permanent Grass/Yard	1.12	2.76
1435	Arable	5.91	14.61
3017	Arable	5.53	13.66
3651	Arable	4.30	10.62
4230	Arable	5.93	14.65
5209	Permanent Grass	2.01	4.96
6028	Permanent Grass	3.90	9.63
7420	Arable	3.83	9.43
	Farmhouse/Garden	0.16	0.39
TOTAL		37.77	93.25





LOT 2 - 45.85 ACRES (18.54 HA) ARABLE LAND

Comprises 3 arable field with a gentle southerly aspect and frontage to and access off Chediston Road.

PARCEL	DESCRIPTION	AREA (HA)	AREA (AC)
7786	Arable	2.28	5.62
8907	Arable	6.92	17.09
0501	Arable	9.35	23.09
TOTAL		18.54	45.8

INFORMATION REGARDING BOTH LOTS

CROPPING HISTORY

The cropping history for the last 4 years is available from the agents upon request.

SOIL CLASSIFICATION

The soils are classified by the Soil Survey of England and Wales as being principally Hanslope series. These are generally described as slowly permeable calcareous clayey soils.

LAND CLASSIFICATION

The land is shown as grade 3 on the Provisional Ministry of Agriculture Land Classification Map for the Eastern Region.



GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The properties are offered for sale freehold via private treaty as a whole or in two lots with vacant possession upon complete.

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange should take place within 21 days after receipt by the Purchaser's Solicitor of the draft contract. A deposit of 10% of the purchase price will be payable on the exchange of contracts. If early entry is required then Purchasers will be asked to pay an additional 10% at that stage.

INGOING VALUATION

In addition to the purchase price, the Purchaser(s) will be required to takeover and pay for any growing crops and other tillages, post-harvest sprays and other acts of husbandry to include costs of all cultivations and operations in accordance with CAAV costings or contractor costs.

Tenant right shall be paid for immediately once the valuation is agreed with interest at 4% over Barclays Bank plc base rate at the date of valuation from exchange of contracts on to date of payment. Should the valuation not be agreed within four weeks of exchange of contracts, the matter will be referred to the decision of a single Arbitrator to be appointed by agreement or in the event of a dispute by the President of the Royal Institution of Chartered Surveyors.

BASIC PAYMENT SCHEME (BPS)

The land is registered on the Rural Land Register. The Vendor will receive and retain the delinked payments in respect of the land.

STATUTORY DESIGNATION

The land lies within Surface Water Nitrate Vulnerable Zones.

ENVIRONMENTAL AND WOODLAND GRANT SCHEMES

The farm is entered into a Countryside Stewardship Scheme which expires on the 31st December 2025. The Purchaser will be expected to indemnify the Vendor against any breaches of cross compliance with the scheme up to the 31st December 2025. The Vendor will receive and retain the Countryside Stewardship Scheme payment for 2025.

LAND DRAINAGE

We have found plans that show the majority of the land was comprehensively drained in 1974. The plans are available for inspection at our Harleston Office by appointment.

SERVICES

Mains water, electricity and private drainage connected to Chapel Farmhouse.

OUTGOINGS

A general drainage charge is payable on the land to the Environment Agency.

VAT

Should any sale of the Farm or any right attached to it become chargeable supply for the purposes of VAT, such tax should be payable by the Purchaser in addition to the contract price.

SPORTING MINERALS AND TIMBER

All sporting and mineral rights and timber or timber like trees (except as reserved or to the Crown) are included in the sale.

TOWN AND COUNTRY PLANNING

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

Chapel Farmhouse is Listed Grade II.

FIXTURES & FITTINGS

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

BOUNDARIES

The Buyer(s) shall deem to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining boundaries nor their ownership.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

PHOTOGRAPHS

The photographs were taken May 2025 unless stated otherwise.

VIEWINGS

Strictly by appointment with Durrants, please contact Nicholas Rudge on 07769584177 nicholas.rudge@durrants.com or Richard Prentice on 07803089558 richard.prentice@durrants.com or phone 01379646602.

HEALTH AND SAFETY

The property is part of a working Farm and therefore Viewers should be careful and vigilant whilst on the holding. Please note that the Farmhouse requires modernisation and refurbishment and some of the farm buildings are in poor condition. The garden and Farmyard is overgrown and caution is advised when viewing.

Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the properties and accordingly those viewing the properties do so at their own risk.

USEFUL ADDRESSES

East Suffolk Council
Riverside, 4 Canning Road, Lowestoft, NR33 0EQ

Suffolk County Council
Endeavor House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The Land 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, and all wayleaves whether referred to or not in these Particulars. Electricity lines and a pylon cross the farms.

ANTI MONEY LAUNDERING

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

DURRANTS

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