

# ASHFIELD PLACE

F A R M

NR DEBENHAM, SUFFOLK

Clarke &  
Simpson







# ASHFIELD PLACE FARM

## NR DEBENHAM, SUFFOLK

Ipswich 13 miles • Framlingham 6 miles • Norwich 34 miles • Cambridge 57 miles  
Ipswich Station (direct rail service to London Liverpool Street Station – approx. 70 minutes)  
Norwich Airport 36 miles  
(all times and distances are approximate)

### A RESIDENTIAL AND HIGHLY PRODUCTIVE COMMERCIAL ARABLE FARM LOCATED WITHIN THE PICTURESQUE DEBEN VALLEY IN MID SUFFOLK

- An impressive and substantial farmhouse extending to over 5,000 sq ft
- Traditional agricultural buildings with potential for alternative uses
- Good range of farm buildings to include 1,000 tonne grain store
- More than 30,000 square feet of buildings in all
- Attractive detached three bedroom cottage
- Approximately 828 acres (335 hectares) of arable land
- Approximately 22 acres (9 hectares) of grass/meadow land
- Approximately 38 acres (15 hectares) of woodland
- Picturesque area of amenity land adjoining the River Deben with one acre lake
- Good sporting potential

In all about 900.63 acres (364.42 hectares)

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN UP TO EIGHT LOTS



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## SUMMARY

Ashfield Place Farm offers the purchaser a unique opportunity to acquire a sizeable commercial farming unit totalling approximately 900.63 acres (364.42 hectares) located in a desirable rural location in mid Suffolk within the picturesque Deben Valley.

Linear in shape, the farm is located in the parishes of Winston, Ashfield cum Thorpe and Monk Soham. The farmhouse and farmstead lie adjacent to the A1120 in the village of Ashfield cum Thorpe, central to the main blocks of land. Situated opposite the farmhouse on the other side of the A1120, is an attractive red brick detached cottage. The farmhouse is vacant, with the cottage being let under an

Assured Shorthold Tenancy Agreement.

The arable land, totalling approximately 828 acres (225 hectares) is gently undulating within the Deben Valley and consists of productive heavy soil type. The farm also boasts some beautiful areas of woodland and grassland.

## SITUATION AND LOCATION

Ashfield Place Farm is located close to the pretty mid Suffolk village of Ashfield cum Thorpe, which is situated between the town of Framlingham to the east and the large village of Debenham to the west.

Ashfield cum Thorpe lies about thirteen miles north of the county town of Ipswich in a rural location amidst gently

undulating surrounding countryside. Within walking distance, is the village of Cretingham which not only has an excellent pub, The Bell, but also a nine hole golf course and leisure complex at Kingfishers.

The historic town of Framlingham, with its fine medieval castle and good selection of shops, restaurant and pubs, lies about six miles to the east. The town provides a good choice of schooling in both the state and private sectors. There is further shopping and highly regarded schooling available in the picturesque village of Debenham which is about three miles to the west. The railway at Stowmarket is only thirteen miles away with direct services to Ipswich, Norwich and London's Liverpool Street Station.



# LOT 1

## Ashfield Place Farm and the Farmstead

Ashfield Place Farmhouse is a most impressive and substantial dwelling extending to over 5,200 sq ft. Thought to originate from the mid 15th Century, there have been subsequent changes, extensions and re-modelling of the house. The original core of the house is of brick, flint and timber construction with the house predominantly being under a peg tile roof. Whilst it boasts a number of fine period features, it has the great advantage of not being Listed.

The house offers very spacious accommodation over two floors and although well presented, would now benefit from modernisation. Surrounding the farmhouse on all sides are the extensive gardens which extend to approximately 2.5 acres. To the side of the house is an attractive grass meadow and to the rear is the farmstead.

There is a good range of traditional domestic outbuildings lying close to the farmhouse, including stores and garaging, former granary and timber cart shed etc. These buildings are largely unaltered and offer scope for alternative use, subject to the necessary planning consents.

Beyond the traditional buildings is a range of more modern general purpose agricultural buildings, including a steel portal framed grain store with the capacity to hold approximately 1,000 tonnes of grain. In all, the buildings extend to over 30,000 sq ft.

The domestic outbuildings are currently vacant, but some of the farm buildings are let to the farming tenant with one being let on a commercial lease.

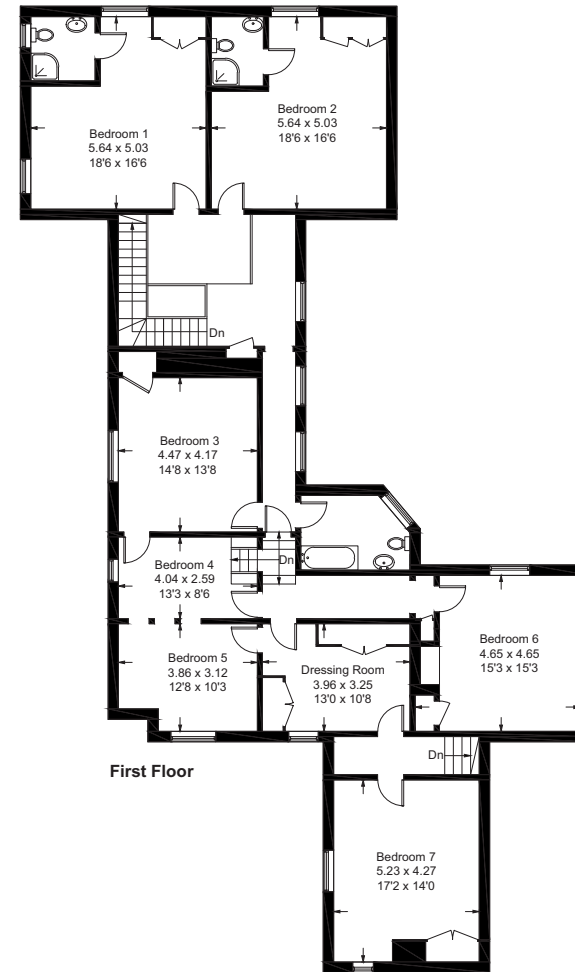
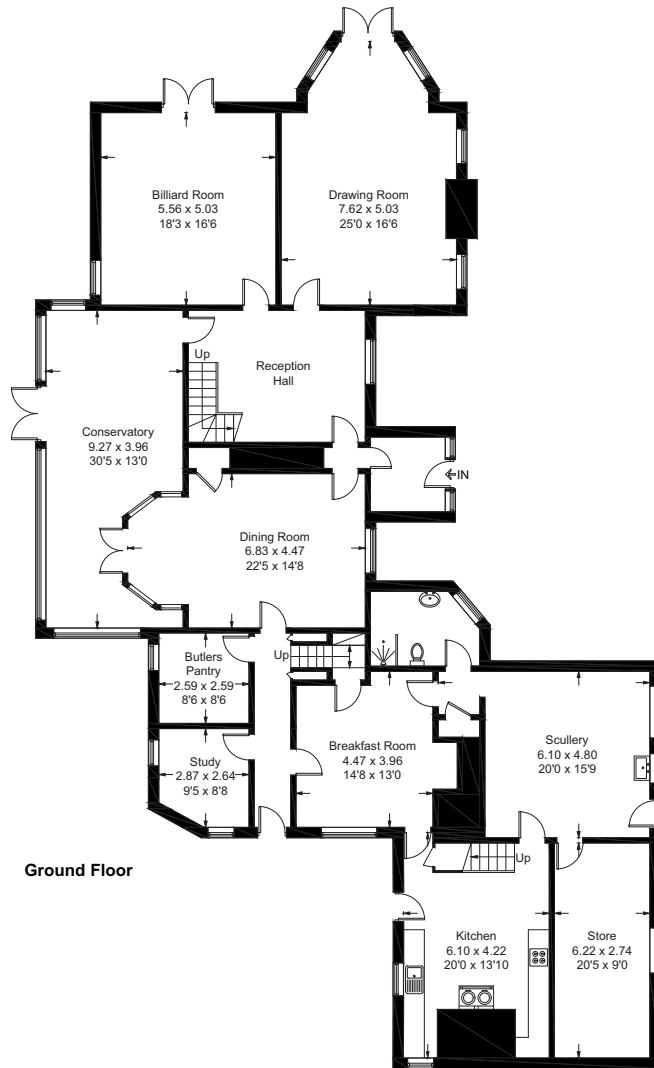
In all, Lot 1 extends to approximately 14.44 acres (5.85 hectares).

Individual detailed particulars of Lot 1 are available from the Agent.



# ASHFIELD PLACE FARM

Approx. Gross Internal Floor Area - 483.9 sq ft / 5209 sq m



For identification purposes only. Not to scale.

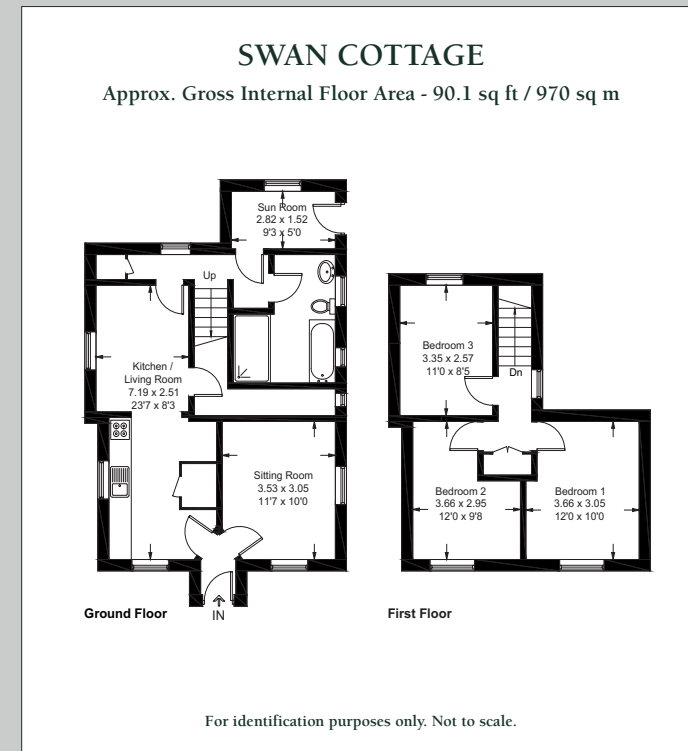


## LOT 2

### Swan Cottage

Swan Cottage is an attractive two storey red brick dwelling, located opposite the farmstead in Ashfield Cum Thorpe. It is nicely presented throughout, the accommodation includes an entrance hallway, sitting room, kitchen/diner, boot room and bathroom on the ground floor and three bedrooms on the first floor. There is a good size and well-maintained garden surrounding the cottage, as well as a garage and ample off-road parking.

The cottage stands in a pleasant rural setting adjacent to the A1120 public highway, with grounds extending to approximately a quarter of an acre.







## LOTS 3-8

### Ashfield Place Farmland

The farmland at Ashfield Place Farm is gently undulating in topography and comprises predominantly arable land but also some areas of woodland and grassland. In all, the land (excluding Lots 1 & 2) extends to approximately 885.93 acres (358.47 hectares). Having formerly been farmed in hand for many years, the land has been let since 2006 and is currently farmed under a Farm Business Tenancy (FBT).

Situated within the Deben Valley, the land consists of very productive heavy soil type, classified as the Hanslope and Beccles 1 Series and is classified as Grade 3 under the DEFRA 1:250,000 Agricultural Land Series Classification Map. The farm is ideally suited to a white straw rotation and the typical cropping schedule includes winter wheat, winter barley, oil seed rape and sugar beet.

There is good access off the public highway into the majority of the fields and if not, via a good network of internal tracks or designated rights of way.

The land is registered for the Basic Payment Scheme and all eligible Entitlements will be transferred to the Purchaser. Those held by the seller will be transferred on completion, and the remainder on expiry of the existing Farm Business Tenancy on 30th September 2022

The farmland is offered for sale in six lots.







**LOT 3**  
**Land at Ashfield Place Farm**  
**170.49 acres (68.96 hectares)**

This ring-fenced block of land lies to the east of the farmstead within the village of Ashfield cum Thorpe. Consisting predominantly of arable land, there are also four blocks of attractive mature woodland and two grass meadows fronting the River Deben. The woodland combined with the extensive network of hedgerows and undulating topography, offer good sporting potential.

The main access points to the land are off the A1120 to the north and Cretingham Road to the south and west.

**LOT 4**  
**Land at Bluebell Farm**  
**201.04 acres (81.36 hectares)**

Located at the western end of the farm in the village of Winston, this excellent sized ring-fenced block of land consists

predominantly of good size arable fields with the largest field being approximately 50 acres (10 hectares). Farmed in a white straw rotation, the land is capable of producing high yielding crops. There are various access points to the land from Vicarage Road to the west, the A1120 to the south and Thorpe Lane to the east.

Lot 4 also boasts a most picturesque area of amenity land adjoining the River Deben located next to Barley House Farm. It consists of woodland, grassland and a lake extending to just over one acre.

**LOT 5**  
**Land at Thorpe Hall**  
**197.82 acres (80.04 hectares)**

This attractive block of land lies immediately north of Ashfield Place Farm and comprises a highly productive area of arable land close to the village of Ashfield cum Thorpe.

The 11 fields of arable land extend to approximately 195 acres (78.92 hectares) and the soil type is classified as Grade 3 on the Land Classification Soil Series of England and Wales being ideal for high yielding cereal rotation.

There is good access into the land from Thorpe Lane to the west, the A1120 to the south, Ashfield Street to the east and Grove Lane to the north.

Undulating in topography, there are also two attractive areas of mature mixed woodland and four ponds within Lot 5.

**LOT 6**  
**Land at Church Farm**  
**70.04 acres (28.34 hectares)**

Accessed from The Street in Ashfield cum Thorpe, a concrete track leads down to this block of land, comprising two excellent size arable fields totaling 68.86 acres (27.88 hectares).

Adjacent to the access track is an area of hard standing and a wooden framed straw barn, measuring approximately 49'2 x 19'8 (15m x 6m). This is shown marked 'X' on the sale plan and is subject to an overage clause – see 'General Remarks and Stipulations'.



## LOT 7

### Land at Ashfield Lodge

58.12 acres (23.52 hectares)

Lying to the north of Ashfield village, either side of Clowes' Corner, Lot 7 contains five productive arable fields and an attractive block of mixed woodland. The mature woodland totals 2.08 acres (0.84 hectares).

The part field immediately west of Ashfield Lodge is down to grass and is let on a grazing tenancy until 31st September 2022.

## LOT 8

### Land at Monk Soham

188.42 acres (76.25 hectares)

Located at the northern end of the farm, this block of land lies within the village of Monk Soham. Consisting of arable land, it comprises seven good sized fields, with the two largest being in excess of 50 acres. There is access into all the fields off the public highway - Low Road and School Road. The land is undulating in topography and rises from south to north from where there is a superb outlook across the Deben Valley.



## GENERAL REMARKS AND STIPULATIONS

### Postcode

IP14 6LU

### Method of Sale

The property is offered for sale freehold with the benefit of vacant possession, subject to the tenancies, farming arrangements and licences that are in place - copies of which are available in the Data Room.

There is a Farm Business Tenancy (FBT) in place on the arable land and some of the farm buildings, terminating on 30th September 2022.

Ashfield Place Farm is offered for sale as a whole or in up to eight lots with the intention of achieving exchange of contracts as soon as possible with completion by agreement. A deposit of 10% of the purchase price will be payable on exchange of contracts and if early entry is required, then the Purchaser will be asked to pay an additional 10% at that stage.

If the property is sold in Lots, the individual purchasers will be required to sign an 'Exclusivity Agreement' with a 5% 'Exclusivity Fee' being paid to and held by the Vendor's solicitor. A copy of the draft Exclusivity Agreement is available in the Data Room.

### Holdover

The Vendor will require rights of holdover for the growing, harvesting and storage of certain crops. There will also be holdover on the grain store through to 31st December 2022.

### Local Authority

Babergh Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich IP1 2BX

### Vendors' Solicitor

Birketts LLP, Providence House, 141-145 Princes Street, Ipswich, IP1 1QJ.  
Telephone: 01473 232300.  
Email: james-dinwiddy@birketts.co.uk / katy-moss@birketts.co.uk

### Sporting, Timber and Minerals

All sporting rights, standing timber and mineral rights (except reserved by Statute or The Crown) are included in the sale of the freehold.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land and further details of which are included within the Data Room. Rights of Way benefitting the Property are shown coloured brown on the Sale Plan.

### Restrictive Covenant

A restrictive covenant prohibiting development and the farming of outdoor pigs and poultry will be imposed on Field Nos, 1942 and 1015.

### Overage

There will be a reservation in favour of the Vendor to share from any uplift in value resulting in future non-agricultural development of the barn marked 'X' within Lot 6 on the sale plan. The Vendor will receive 25% of the net increase in value on grant of planning permission at any time within 20 years from the date of completion, triggered by the earlier of disposal or implementation with the benefit of such consent.

### Lotting and Cross Rights

If the Farm is sold in lots, there may be reserved rights agreed to benefit each lot and to ensure the continued access, maintenance and supply of services across the Farm. Further details of these rights can be obtained from the Agent.

### Town and Country Planning

The property is sold subject to any development plans, tree preservation orders, ancient monument orders and Town and Country schedules or other similar matters that may be or come into force.

### Outgoings

The land is sold subject to any drainage rates and other outgoing that may be relevant.

### VAT

Should any sale of the Property, or any right attached to it, become a chargeable supplier for the purpose of VAT, such VAT shall be payable by the Purchaser in addition to the contract price. If appropriate, VAT may be chargeable in respect of the value apportioned to the Entitlements.

### Fixtures and Fittings

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

### Structural Survey

The Vendor has commissioned a full structural building survey of Ashfield Place Farmhouse and for the benefit of interested parties, a copy of which is available in the Data Room. Upon completion, the surveyors, will assign the survey to the Purchaser of Lot 1 and who will reimburse the Vendor for the cost of the survey – further detail is available from the Agent.

### Basic Payment Scheme

The land is registered under the current Basic Payment Scheme (BPS). The Vendor will make reasonable endeavors to transfer the eligible Entitlements to the Purchaser after completion of the sale. If the Property is sold in Lots, the Entitlements will be apportioned between the individual Lots. The farming Tenant will retain the BPS income from the 2021 and 2022 Scheme years. The Purchaser will indemnify the Vendor and the Tenant in respect of all action, cost, claims and demands in connection with any failure on the part of the Purchaser to comply with Cross Compliance requirements in respect of the 2021 and 2022 Scheme years.

### Environmental Stewardship Scheme

The land is included within a Countryside Stewardship Agreement (Agreement Number 883546). This runs from 1st January 2021 to 31st December 2025. The Purchaser or Purchasers (if sold in Lots) will be responsible for complying with all terms of the Agreement through to its termination. A copy of the Agreement is available in the Data Room.

### Ingoing Valuation

If applicable, in addition to the purchase price, the Purchaser will take over and pay for all cultivations and growing crops upon completion. Payment is to be made at the figure assessed by the Vendor's Agent based upon CAAV rates or contractors' rates where applicable and invoiced costs of seed, fertiliser and sprays applied plus enhancement value.

### Boundaries

The boundaries are based on the Ordnance Survey and are for reference only. Purchasers should satisfy themselves regarding these as no error, omission or misstatements will allow the Purchaser to rescind the contract nor entitle either party to compensation thereof.

Should any dispute arise as to boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling Agent whose decision acting as expert shall be final.

The Property is registered with the Land Registry and the Title Documents are available in the Data Room.

### Data Room

Additional information about Ashfield Place Farm can be found in our online Data Room. Please contact the Vendor's Agent should you wish to access the Data Room.

### Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser/s will be required to provide a proof of identity and address prior to the instruction of solicitors.

### Viewings

All viewings are strictly by appointment the Vendor's Agent.

#### *Important Notice*

*These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.*



**Clarke &  
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My Ref: OLH/LG/C367(J)

Date as postmark

Dear Sir/Madam,

**Ashfield Place Farm, Nr Debenham, Suffolk, IP14 6LU**

We have pleasure in enclosing sale particulars of Ashfield Place Farm which is available as a whole or in up to eight lots, with a guide price of £9,675,000 for the whole.

|               |   |            |
|---------------|---|------------|
| <b>Lot 1.</b> | Ashfield Place Farm standing in 14.44 acres (5.85 hectares)   | £1,350,000 |
| <b>Lot 2.</b> | Swan Cottage, Ashfield standing in 0.26 acres (0.10 hectares) | £ 275,000  |
| <b>Lot 3.</b> | 170.49 acres (68.96 hectares) of land at Ashfield Place Farm  | £1,550,000 |
| <b>Lot 4.</b> | 201.04 acres (81.36 hectares) of land at Bluebell Farm        | £1,825,000 |
| <b>Lot 5.</b> | 197.82 acres (80.04 hectares) of land at Thorpe Hall          | £1,800,000 |
| <b>Lot 6.</b> | 70.04 acres (28.34 hectares) of land at Church Farm           | £ 650,000  |
| <b>Lot 7.</b> | 58.12 acres (23.52 hectares) of land at Ashfield Lodge        | £ 525,000  |
| <b>Lot 8.</b> | 188.42 acres (76.25 hectares) of land at Monk Soham           | £1,700,000 |

If you require any further information or wish to arrange a viewing, please do not hesitate to make contact with me on 01728 621200.

Yours faithfully

Oliver L Holloway MRICS FAAV  
oholloway@clarkeandsimpson.co.uk



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*Partners*  
Hayden Foster LTD  
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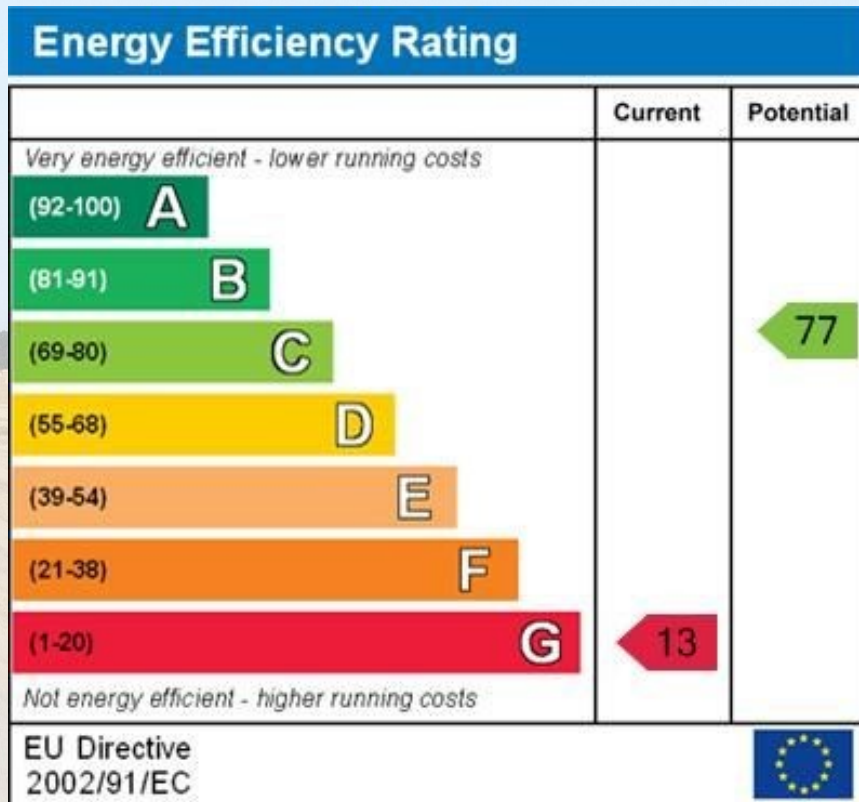
*Estate Management*  
Sally Watts MRICS

*Rural Surveyors*  
James Baker MRICS

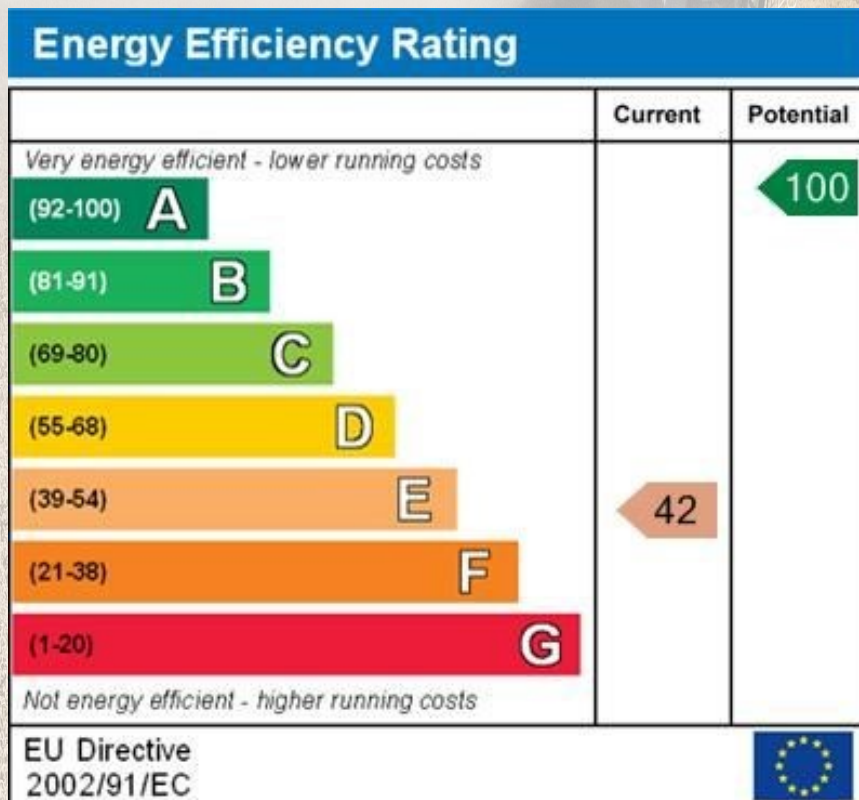
*Residential Sales*  
Lara Balls MNAEA



Energy Performance Certificate (EPC) - Ashfield Place Farm, Ashfield, Suffolk, IP14 6LU - Lot 1



Energy Performance Certificate (EPC) - Swan Cottage, Ashfield, Suffolk, IP14 6LU - Lot 2



Full EPC's for Ashfield Place Farm and Swan Cottage can be found in the Data Room