FARLEY GREEN FARM
FARLEY GREEN, STRADISHALL, NEWMARKET

Newmarket 9.7 miles, Bury St Edmunds 11.4 miles, Cambridge 21.2 miles, London Liverpool Street from Sudbury from 80 minutes, London King's Cross from Newmarket from 90 mins, Stansted International Airport 27.2 miles
(All times & mileages are approximate)

GOOD QUALITY ARABLE FARM WITH A PERIOD HOUSE AND VERSATILE BUILDINGS

◆ Grade II listed 4 bedroom farmhouse
◆ Two traditional timber barns
◆ Grainstore
◆ Further buildings
◆ Grade 2 arable land, grassland and woodland

In all about 148.786 hectares (367.65 acres)

Available as a whole or in up to 6 lots

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Your attention is drawn to the important notice on the last page of the text.
Introduction
Farley Green Farm is set in the rural Suffolk countryside surrounded by arable land. Farley Green Farmhouse is a well presented four bedroom, Grade II listed house, located in the middle of the farmstead. It sits adjacent to the grassland and the two traditional barns.

The arable land provides good quality Grade 2 commercial farmland which benefits from road frontage. As a whole the farm extends to approximately 148.786 hectares (367.65 acres) with a mixture of arable, grassland and woodland.

Situation
Farley Green Farm is situated in the hamlet of Farley Green and is 1 mile north west of the village of Stradishall. The popular historic market town of Bury St Edmunds is 11.4 miles to the north east. Newmarket, the home of British Horseracing, is located 11.2 miles to the north west. Bury St Edmunds and Newmarket provide a range of recreational, educational and employment opportunities. Further afield, the University City of Cambridge to the west offers extensive education and leisure facilities.

The local area enjoys access to schooling, including South Lee School and Culford School in Bury St Edmunds. Barnardiston Hall Preparatory School is within 4.1 miles of Farley Green. The state schools in Bury St Edmunds are well regarded and include County Upper and King Edward VI. In Cambridge there are a number of highly regarded independent and state schools, including Hills Road Sixth Form College and The Leys.

Transport links include Newmarket station providing trains to Cambridge and London Kings Cross, with trains taking from approximately 1 hour 18 minutes. Alternatively Sudbury provides links to London Liverpool Street taking approximately 1 hour 19 minutes. The A11 and A14 are both within easy reach providing access to London and the wider road networks, whilst London Stansted Airport is 27.2 miles to the south east.

The Land
Farley Green Farm extends to a total of approximately 148.786 hectares (367.65 acres). The land is broken down to approximately 141.209 hectares (348.91 acres) of arable land, 4.641 hectares (11.47 acres) of grassland and 2.01 hectares (4.97 acres) of woodland. The land is classed as Grade 2 in the Land Classification Series of England and Wales and is of the Hanslope soil series, described as being a slowly permeable clayey soil suitable for cereals and has been cropped accordingly. The arable cropping has been a rotation of wheat and oil seed rape.

Lot 1: Farley Green Farmhouse
1.246 (3.08 acres) – Coloured pink on the plan
Farley Green Farmhouse is a spacious detached property offering the most pleasant living accommodation. It is set back from the road and is accessed via a circular gravel drive to the front. The character timber frame property has rendered elevations under a pantiled roof with double hung sash windows. It is Grade II listed and dates back to the 18th Century. It was the subject of a major improvement programme about 9 years ago.

The main entrance door opens to the spacious hallway with access to a number of rooms and the first floor. The drawing room is accessed from the hallway with views over the front of the property from two double hung sash windows. The room provides character features including an open fireplace and exposed timber beams. Also accessed from the hallway is the dining room, which mirrors the character of the drawing room, with an open fireplace and exposed timber stud work opening into the sitting room.

The sitting room is located to the rear of the property with views over the terrace and lawn garden, which can be accessed from a back door. The light and spacious sitting room opens to the kitchen/breakfast room which is located to the rear of the property with views over the garden. The kitchen is fitted with base units, one and a half bowl sink with drainer, integrated appliances including an electric four oven AGA with hobs and an extractor hood above. Beyond the kitchen is the utility room, providing further base units and sink, WC and boiler room. There is a rear door leading to the garden.

The first floor offers three bedrooms and a bathroom. The master bedroom is located to the front of the house. The character features of the ground floor are continued to the first floor with exposed timber beams throughout the house. This double bedroom benefits from an en-suite shower room, a dressing area and views over two aspects. Bedrooms 2 and 3 provide views to the front of the property. The split level bathroom includes a heated towel rail, hand basin, bath incorporating a shower, W.C and airing cupboard. The second floor provides an additional bedroom.
Gardens and Grounds
To the front of the house is a gravel drive and turning circle leading to a parking area. Surrounding this is an area of lawn, hedgerows, trees and attractive flower beds which are part bounded by a brick and flint wall. Beyond the wall to the south is an area of grass providing the opportunity for additional gardens or a stable yard, subject to planning.

A paved terrace adjoins the rear of the house providing an area for outside dining. Beyond this is an area of lawn with a number of apple trees and further grassland beyond. To the north of the house is a hedgerow dividing the house from further grassland areas of Lot 2, again providing the opportunity to extend the grazing potential at the property.

FLOORPLANS

Gross internal area (approx):
257.9 sq m / 2777 sq ft
Barns
The two traditional timber barns are located to the south of Farley Green Farmhouse and can be accessed by a separate entrance from the public highway. These buildings are set around a grass courtyard and could be used for equestrian or other uses, subject to planning.

1. **Timber Barn (22.27m x 7.12m)** – Timber frame building with brick base walls, timber weather boarding, exposed timber beams, corrugated iron sheet roofing and concrete floor.

2. **Timber Barn (20.25 x 6.18m)** – Traditional timber barn with exposed beams, concrete floor, timber weather boarding, corrugated metal roof sheeting, brick base walls and an extended lean-to providing three stables.

Lot 2: Grassland at Farley Green Farm
4.105 hectares (10.15 acres) – Coloured purple on the plan
Lot 2 comprises two areas of grassland with a pond located adjacent to Farley Green Farmhouse. The area of land benefits from an access over Lot 4 from the highway and is bounded by mature hedgerows and woodland. Part of the land has recently been used for grazing by horses.
Lot 3: Land and Grainstore at Farley Green Farm
2.146 hectares (5.30 acres) – Coloured brown on the plan
Lot 3 comprises approximately 2.146 hectares (5.30 acres) of arable land and a grainstore. The land has been cropped in a rotation including wheat and oilseed rape.

The grainstore measures 18.4m x 18.4m and is a 4 bay steel frame building with grain walling, two sets of sliding doors, concrete floor, asbestos cement sheet roof and panelling.

Lot 4: Arable land at Farley Green Farm
45.147 hectares (111.56 acres) – Coloured green on the plan
This lot provides the opportunity to purchase a single parcel of Grade 2 arable land. It has been cropped in a rotation including wheat and oilseed rape. It can be accessed from the public highways to the north and south.

Lot 5: Arable land, woods and farm buildings at Moat and Golden Farms
61.959 hectares (153.10 acres) – Coloured blue on the plan
Lot 5 comprises approximately 60.039 hectares (148.36 acres) of arable land split into good sized fields. There are two parcels of woodland extending to approximately 1.795 hectares (4.435 acres). The land can be accessed from the public highway at a number of locations. There is a Woodland Grant Scheme in relation to Lot 5. The grant funding has now ceased but the purchasers will be obliged to continue with the conditions as part of the agreement.

The buildings at Golden Farm are located to the north of the arable land and can be accessed from the public highway. The farmyard has a range of six former farm buildings, which provide an opportunity for alternative uses subject to planning. The buildings are in poor condition.

Lot 6: Arable land to the south of Farley Green
34.183 hectares (84.46 acres) – Coloured yellow on the plan
The land is located to the south of Farley Green and is accessed from the public highway. The land is split into a number of arable fields.
General Remarks and Stipulations

Tenure & Possession
The freehold is available with vacant possession on completion or subject to the existing tenancies. The farm is let on a Farm Business Tenancy and part of Lot 2 is occupied on a grazing licence. Farley Green Farmhouse is currently let on a residential tenancy. Vacant possession will be available with effect from 11 October 2015.

Exchange of contracts and completion
Contracts are to be exchanged within 14 days of the issue of draft contracts by the Vendors’ solicitor. A 10% deposit will be payable on exchange of contracts. Completion will be on 11 October 2015 or earlier by agreement.

Sporting, Minerals and Timber
In so far as they are owned by the Vendors the rights to sporting, minerals and timber are included in the sale, with the exception the land will be sold subject to a covenant allowing the Thurlow Hunt to hunt with hounds on the property.

Frogs Hall Plantation
This extends to 2.137 hectares (5.28 acres) of woodland, comprising oak, ash, horse-chestnut, sycamore and coppiced elm. This is not owned by the Vendors but is available to purchase by separate negotiation. Farley Green Farm is subject to a third party right of way to Frogs Hall Plantation. Further details are available from the Vendors’ agent.

Services
Farley Green Farmhouse has oil fired central heating, private drainage to a soakaway.

Chancel Repairs
Lots 5 & 6 are subject to a chancel repair liability of £46.50 per annum.

Fixtures and Fittings
Unless described, all items normally designated as tenants fixtures and fittings are excluded from the sale. In particular the two fertiliser tanks by the grainstore are specifically excluded from the sale and will be removed prior to completion.

Ingoing Valuation
If applicable, in addition to the purchase price the Purchaser(s) will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made upon completion at the figure assessed by the Vendors’ value based upon CAAV rates or contractors’ rates where applicable and invoiced costs of seed, fertiliser and sprays applied.

Early Entry
Early entry may be available following exchange of contracts provided the Tenant has harvested the 2015 crop.

Basic Payment Scheme and Environmental Schemes
The land is registered for the Basic Payment Scheme (formerly the Single Payment Scheme) and the Entitlements are included in the sale. The Vendors will make reasonable endeavours to transfer the relevant Entitlements to the Purchaser(s) after completion of the sale. The 2015 Basic Payment will be retained by the Tenant. The Purchaser(s) will indemnify the Vendors against any breach of cross compliance from the date of completion to the end of 2015.

In January 2015 the Single Payment Scheme was replaced by the Basic Payment Scheme and applicants are advised to make themselves aware of these changes and take professional advice.

Planning
The property is offered subject to any current or past development plans, tree preservation order, town planning schedule, applications, permissions and resolutions which may or may not come into force. The Purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Overage
Lots 1 & 3 will be subject to a reservation by the Vendor of 40% of any uplift in value in the event that planning consent is granted for non-agricultural use within a period of 50 years following completion. This will be triggered on the earlier of implementation of planning or a sale with the benefit of planning.

Easements, Covenants, Rights of Way and Restrictions
The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions, whether mentioned in the particulars or not.

There are public rights of way crossing the farm, including a public footpath and bridleway.

If sold separately, Lot 4 will be subject to a right of way between A & B in favour of the Purchaser(s) of Lot 2, and between A & C in favour of the owner of Frogs Hall Plantation.

The land will be sold subject to a covenant allowing the Thurlow Hunt to hunt with hounds over the Property.

Lot 5 will be subject to rights for a neighbouring property, including a soakaway.

VAT
Any guide price quoted or discussed is exclusive of VAT. The Vendors have Opted to Tax and the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT. Such tax shall be payable by the Purchaser(s) in addition to the sale price. Farley Green Farmhouse and the immediate grounds within Lot 1 will be exempt from VAT.

Council Tax
The amount payable for the year ending 31 March 2016 is:

Farley Green Farm – Band G: £2,515.70

Local Authority
St Edmundsbury Borough Council, West Suffolk House, Western Way, Bury St Edmunds Suffolk, IP33 3YU. Tel: 01284 763233.

Suffolk County Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Tel: 0345 606 6067.

Viewings
Strictly by appointment with the Vendors’ agent. Be careful and vigilant when making your inspection for your own personal safety. This is a working farm so be aware of any farm machinery. Do not enter or climb on the buildings at Golden Farm.

Postcode
CB8 8PX
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