

## *FORNHAM PARK -*

*An exciting opportunity to acquire a strategic block of mixed use land, steeped in history, located on the edge of the desirable market town of Bury St Edmunds, Suffolk*

Guide Price  
£2.5 million

Freehold  
Ref: C515P/B

Fornham Park  
Fornham St Genevieve  
Bury St Edmunds  
Suffolk  
IP28 6TT



Fornham Park comprises a unique and extensive range of land uses, extending in all to approximately 177 acres (72 hectares) and comprising:

- 30 acres of former brownfield site - restored to amenity grassland
- 98 acres of productive arable land
- 7 acres of picturesque lakes with commanding boathouse
- 9 acres of mature mixed woodland
- 28 acres of park land
- Former Estate church tower, latterly used as a folly
- Agricultural barn - with scope for conversion to residential occupation

**AVAILABLE AS A WHOLE OR IN LOTS**

#### Contact Us



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## **Introduction**

Fornham Park represents a unique and exceptional opportunity to acquire a strategic block of mixed use land located on the northern fringes of the highly desirable and vibrant market town of Bury St Edmunds. The south facing site adjoins existing residential, commercial, amenity and agricultural enterprises and provides enormous potential for a purchaser to work with a 'blank canvas' to create either a private Estate and country house or to diversify into other alternative uses, subject to planning. The Vendors are flexible with regard to the basis of disposal and willing to consider offers for the whole property or in lots.

Fornham Park North Lodge and 4.20 acres (1.70 ha) of land (coloured yellow on the plan) is not included within the proposed sale, but is available to purchase by separate negotiation should a purchaser wish.

## **Location**

Fornham Park is conveniently located just three miles northwest of Bury St Edmunds within the parish of Fornham St Genevieve. The property is adjacent to the ring road around Bury St Edmunds and access to the property can be taken directly off the B1106 where there are two separate entrances or directly off the roundabout along the B1106 to the A134.

Bury St Edmunds is a highly desirable town for locals and tourists with a large assortment of shops, restaurants and entertainment centres. The town is also very well known for the Abbey Gardens and the St Edmundsbury Cathedral. Bury St Edmunds has a population of 45,000 and the town is strategically located in central Suffolk, just off the A14 trunk road which links Felixstowe to the east and Cambridge to the west. There is a railway station with links to London - the Capital being just 80 miles to the south.

## **Fornham Park History**

The property is steeped in history with Fornham Park largely being created in the 1700's for Sir Charles Kent. The Estate passed to the 12th Duke of Norfolk and remained in the family's hands until 1868 when it passed to Sir William Gilstrap. As an enthusiast of country pursuits, he held shooting parties on the Estate with guests including the Prince of Wales (latterly King Edward VII) and the Duke of York (latterly King George V). The Estate was requisitioned by the army during the First and Second World Wars. The former mansion (shown overleaf) standing within the Park was demolished in 1957 after it fell into substantial disrepair. The remaining original Park buildings and walled garden were completely refurbished and now form a cluster of fine residential properties, which are not included with this sale, having been sold away a number of years ago. The Estate has been in the ownership of the Vendors since 1999. Since then, Fornham Park has benefitted from substantial ongoing improvements, whilst retaining some wonderful original Listed features such as the ice house, mansion steps and commanding church tower.

## **Description**

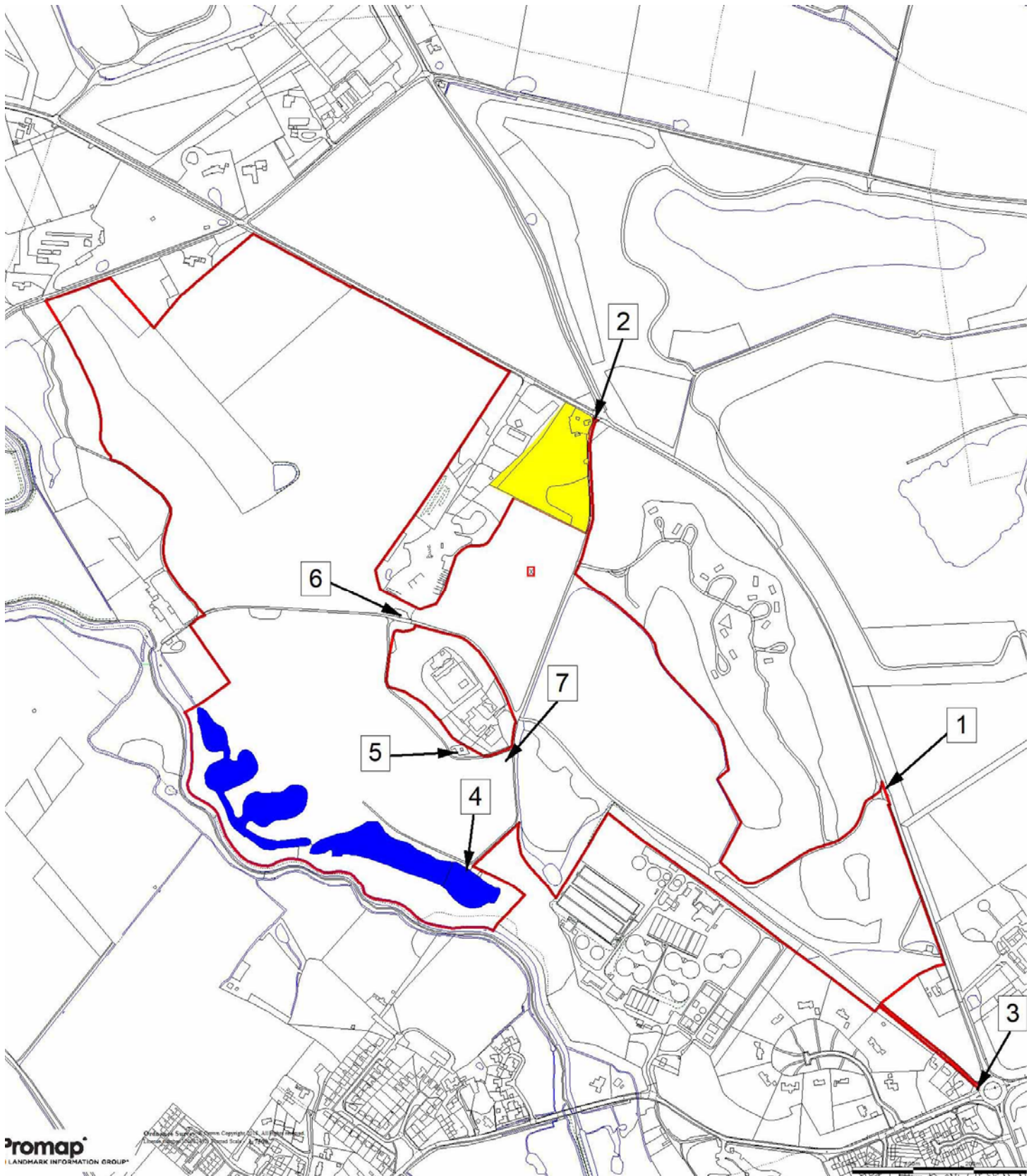
Fornham Park extends in total, to 176.88 acres (71.58 ha) as indicated on the enclosed plan and comprises the following land uses:

### ***Parkland***

An area of 27.35 acres (11.06 ha) of attractive Parkland surrounds the lakes, with further land to the south interspersed with a range of impressive mature trees offering the potential for alternative uses, subject to planning. It immediately adjoins a number of residential properties as well as a recently constructed luxury lodge park development (where planning permission has been granted for 52 individual lodges) and benefits from separate access directly off the Bury St Edmunds ring road.

### ***Arable Land***

The arable land extends to 97.26 acres (39.36 ha) and is gently sloping south westerly towards the River Lark. It is divided into four large productive fields, ideally suited for modern commercial farming. In addition to the main entrances, there are two excellent access points off West Stow Road to the north and a further access off Mill Road to the west. The soils are of the Newport 4 Association, being well drained sandy soils suitable for sugar beet, potatoes and cereal crops. The land is farmed in hand and is currently drilled with sugar beet with previous cropping of maize, rye, maize and winter wheat.



- 1. Main entrance
- 2. North Lodge entrance
- 3. South entrance
- 4. The Boathouse

- 5. Church Tower
- 6. Agricultural Barn
- 7. Site of former Hall

A full schedule of previous cropping is available from the Vendors' agent.

### ***Woodland***

Lying adjacent to the arable land is an attractive block of woodland extending to 8.99 acres (3.64 ha) of mixed broad leaf and conifer trees. The woodland benefits from access directly onto the public highway, Mill Road.

### ***Former Brownfield Site***

This area extends to 29.73 acres (12.03 ha) of former landfill which has now been restored to amenity grassland. The land is filled in part with builders' waste and part with inert soils and is under regular monitoring from the Environment Agency; details of ongoing monitoring and the history of the area are available from the Vendors' selling agent. It now forms a most attractive elevated area from where there is a superb outlook towards the lakes.

### ***Lakes and Boathouse***

The impressive and picturesque lakes are located to the south west of the Estate and were extensively dredged, restored and stocked in 2008; they extend to 6.70 acres (2.71 hectares). The lakes, being a haven for a diverse mixture of flora and fauna, lie adjacent to the River Lark which runs along the western boundary providing a central focal point for any purchaser looking to create their own country house or area of amenity or recreation (subject to planning). The majestic boathouse was recently refurbished with a new brick plinth, green oak frame and pantile roof.

### ***Agricultural Barn***

A concrete block barn measuring approximately 9.5m x 6m lies centrally within the Park. Planning permission under reference DC/18/0245/PMBPA was submitted in January 2018 for change of use of the agricultural barn to one dwelling house. The application was initially refused, but an appeal has been submitted and further reports are currently being prepared by the Vendors. Further details, plans and planning application details are available from the Vendors' selling agent.

### ***Church Tower***

The remains of the Fornham St Genevieve Church sit centrally within the Park. The church was destroyed by fire in 1782 leaving only the tower standing which was later used as a Folly for the Estate. The Grade II\* listed tower currently houses a redundant water tank, used during the war, and has undergone significant restoration and stabilisation in recent years, details of which are available from the Agents.

### ***Vendors' Solicitor***

Simon Cunningham of Ashtons Legal, Trafalgar House, 4 Meridian Way, Meridian Business Park, Norwich, Norfolk NR7 0TA, tel. 01603 703085, email [simon.cunningham@ashtonslegal.co.uk](mailto:simon.cunningham@ashtonslegal.co.uk).

### ***Viewings***

Strictly by arrangement with the Agents. All viewings take place entirely at the viewer's own risk and care should be taken whilst viewing the property.

### ***Rights of Way, Wayleaves, Easements Etc.***

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land. There are some third party rights of way over the driveway adjoining Fornham Park Lodge for the access of the central dwellings outside the ownership. There is a further right of way over the drive as an emergency access to the holiday lodge park adjoining. There is an easement in place in favour of Eastern Concrete to draw water as shown on the plan marked with an 'X'.

### ***Timber, Sporting and Minerals***

All sporting, standing timber and minerals (except as reserved by statute or to the Crown) are included in the sale of the freehold.

### ***Boundaries***

All boundaries are clearly marked on the ground and the Vendors shall not be required to define the same. These are shown for identification purposes only outlined red on the attached plan.



Purchasers should satisfy themselves with regard to these as no error, omission or misstatements will allow the purchaser to rescind the contract nor entitle either party to compensation thereof. The property is registered with the Land Registry under Title Numbers SK198949 and SK347884.

### **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 in or come into force. The property falls within the St Edmundsbury District Council Area and the St Edmundsbury Local Plan sets the long term planning and land use policies within the Borough.

### **Outgoings**

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

### **Basic Payment Scheme**

Much of the land is registered with the Rural Payments Agency under the Basic Payment Scheme (BPS) and if required, the eligible number of Normal Entitlements will be made available and transferred to the purchaser upon completion. The Vendors will retain the BPS income from the 2018 scheme year. The purchaser will indemnify the Vendors in respect of all actions, costs, claims and demands in connection with any failure on their part to comply with cross compliance requirements in respect of the 2018 scheme year.

### **Tenure & Possession**

The property is held freehold and is offered with vacant possession as a whole or in lots. If necessary, holdover may be required to enable any growing crops to be harvested.

### **Information Pack**

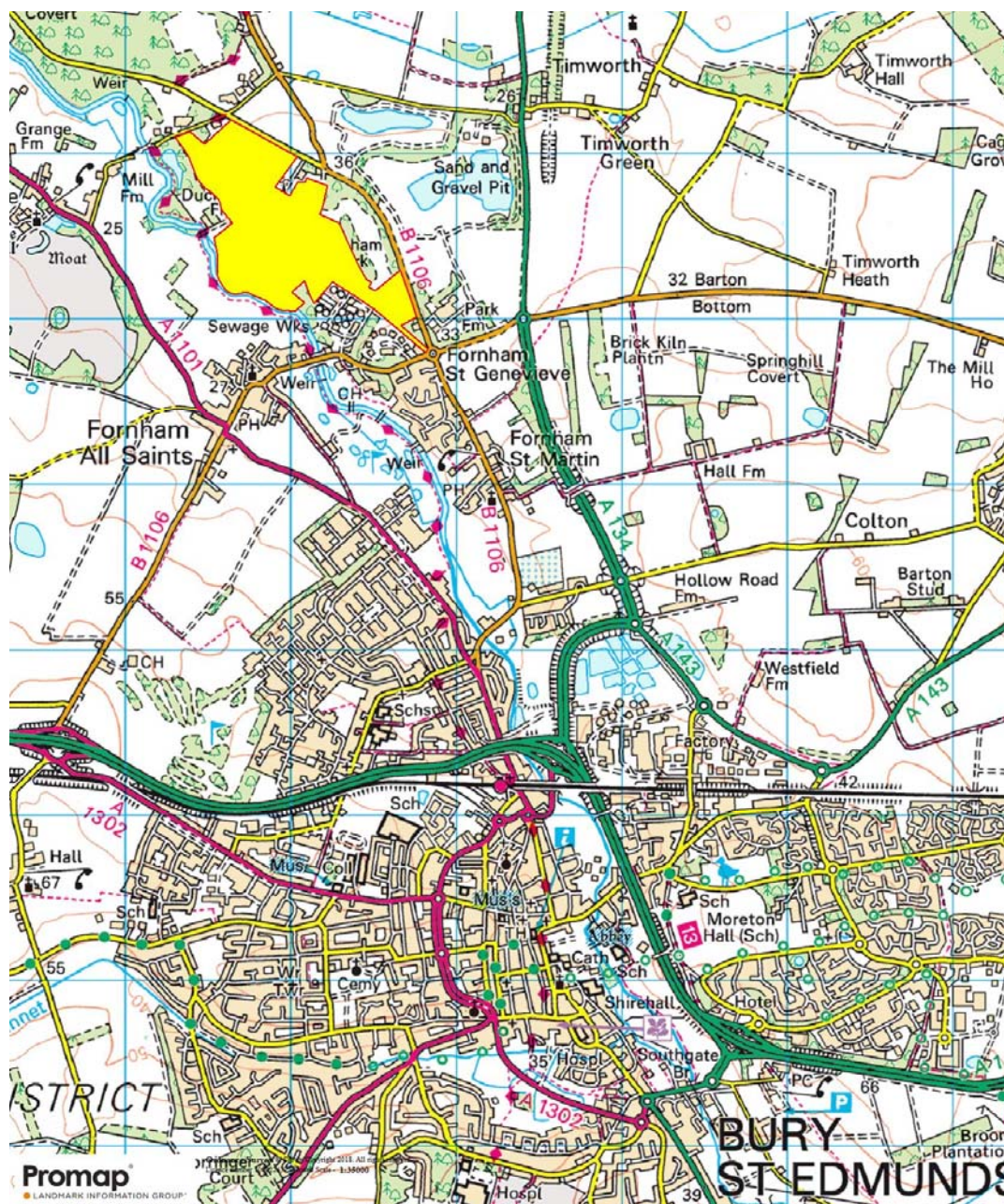
Further information such as Basic Payment Scheme information, previous cropping, planning, Estate history and Land Registry plans, in addition to that already mentioned in these particulars, are available for inspection at the Agents' office.





## Directions

Exiting the A14 at Junction 42 follow the B1106 towards Fornham All Saints. Continue through the village. At the next roundabout, take the exit signposted Brandon, Culford and Thetford Forest. After approximately one mile, at the fork junction, turn left towards West Stow and then immediately left by Fornham Park North Lodge onto a tarmac drive. The property postcode is IP28 6TT.



## DISCLAIMER

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.

June 2018