MONKS HALL ESTATE

SUFFOLK / NORFOLK BORDER

Diss 5 miles • Ipswich 27 miles • Norwich 26 miles • Cambridge 54 miles
Diss Station (direct rail service to London Liverpool Street Station – approx. 86 minutes)
Norwich Airport 28 miles
(all times and distances are approximate)

AN ENCHANTING SMALL COUNTRY ESTATE WITH
PRODUCTIVE ARABLE LAND, 2.7 MILES OF RIVER
FRONTAGE, WOODLAND AND GRAZING

• 15th Century Grade II* Listed Manor House in mature grounds with river frontage
• Range of traditional farm buildings with potential for alternative uses
• Two further farm cottages
• Suffolk barn with planning permission for residential conversion
• Modern 650 tonne grain store
• Over 2.7 miles of river frontage along the banks of the River Waveney
• 539 acres (218 hectares) of arable land
• 172 acres (70 hectares) of grass/meadow land
• 59 acres (24 hectares) of woodland
• Good sporting potential

In all about 785 acres (318 hectares)

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

For more information or to arrange a viewing, please contact:

Well Close Square, Framlingham,
Suffolk IP13 9DU
Tel: 01728 621200
Email:clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk
MONKS HALL ESTATE

An enchanting small country Estate of significant historic importance, enjoying an enviable rural location on the Suffolk/Norfolk border in the heart of the Waveney Valley.

A diverse ring-fenced traditional rural Estate, with a 15th Century Manor house and farmstead sitting almost centrally in its land. The Estate includes a further two residential properties and an attractive traditional barn ideal for residential conversion for which planning permission has already been obtained.

The farmland lies to the north and south of Monks Hall and comprises a traditional mix of productive arable land, woodland and grassland, typical of the rolling countryside of the Waveney Valley. The property benefits from over two and a half miles of frontage onto the River Waveney, providing a beautiful setting and offering scope for private recreation, sporting interests with a wealth of diverse flora and fauna.

HISTORY

Monks Hall Estate, as the name instantly suggests, is steeped in history, and recently recorded in a book written by Elaine Murphy entitled ‘Monks Hall – The History of a Waveney Valley Manor’.

Understood to be an Anglo-Saxon Estate, Monks Hall had a long connection with the monks of Thetford Priory through the middle ages.

Following the dissolution of the monasteries in the mid-16th Century, Monks Hall was acquired by the Tilney family; the house was substantially rebuilt by them in a form which is still recognisable today and is believed to be one of the oldest continually occupied houses in Suffolk.

SITUATION & LOCATION

Monks Hall lies on the banks of the River Waveney and straddles the Suffolk and Norfolk boundary. The farmstead and other residential properties are situated in the small Suffolk village of Syleham, two miles from the historic village of Hoxne which is one of the oldest settlements in the world. Hoxne is a thriving village with the popular The Swan pub, post office, general stores and has a primary school and a kindergarten. There is an active village life centered around the village hall and sports pavilion.

The desirable nearby market towns of Eye, Diss and Harleston provide for most everyday needs including local and national chains of shops, hostelries’ and regional commercial operations. The historic and highly popular market town of Framlingham lies approximately 14 miles to the south and boasts a range of recreational, retail and educational facilities including a number of popular public houses, restaurants, Framlingham Castle, post office, regular markets, impressive church and very popular Saturday market.

Diss station provides direct commuter services to London Liverpool Street Station whilst the national road network can be accessed via the A140 and A12, providing easy links to London and Cambridge via the A14. Norwich Airport lies just 28 miles to the north for domestic and international flights.
LOT 1

MONKS HALL, THE FARMSTEAD AND MONKS HALL LODGE

Monks Hall comprises a most attractive Grade II* Listed Manor house originating in the early–mid 15th Century. Although there were subsequent changes and remodeling of the house, it is thought that very little has changed to the structure since the early 16th/17th Century - as such, the property commands a rich sense of historical charm.

The property is located in an idyllic rural location, standing well back from a minor country lane. The house provides extensive accommodation over two floors and although well presented, requires modernisation throughout. The house enjoys a stunning location, close to the banks of the River Waveney and comprises a wonderful mix of gardens, meadows and woodland and benefitting from 700 metres of river frontage.

Within the adjoining farmstead, is a fine set of traditional barns, which like the house, is largely unaltered and offer scope for alternative use, subject to the necessary planning consents. Beyond the traditional buildings is a more modern open fronted general-purpose agricultural building.

Adjacent to the main entrance is Monks Hall Lodge. This characterful and attractive dwelling offers a kitchen, sitting/dining room, two bedrooms and a shower room. The adjoining garaging has attic space above and which could be potentially converted to form further living accommodation. The property has a pleasant garden, bordering an attractive area of woodland.

In all, Lot 1 extends to approximately 26.24 acres (10.62 hectares).

Individual detailed particulars of Lot 1 are available from the Agent.
MONKS HALL
Approx. Gross Internal Floor Area - 4558 sq ft / 423 sq m

MONKS HALL LODGE
Approx. Gross Internal Floor Area - 1988 sq ft / 184 sq m
(INCLUDING ADJOINING OUTBUILDINGS)

For identification purposes only. Not to scale.
LOT 2

LUKE'S COTTAGE

Luke's Cottage is a charming two storey detached dwelling requiring general modernisation. The accommodation comprises two reception rooms, a kitchen and bathroom on the ground floor and three bedrooms on the first floor. The cottage stands in an idyllic rural setting surrounded by farmland and with grounds extending to 2.64 acres (1.07 hectares).

Individual detailed particulars of Luke's Cottage are available from the Agent.
LOT 3

RED BARN

Red Barn consists of a small traditional range of brick, flint and timber agricultural buildings surrounded by farmland and standing in grounds of 0.66 acres (0.27 hectares).

Planning permission has been recently granted to convert the courtyard of barns into a detached four-bedroom, three bathroom single dwelling in excess of 2,600 square feet.

Individual detailed particulars of Red Barn are available from the Agent.

MONKS HALL LAND

The farmland at Monks Hall lies either side of the River Waveney, is gently undulating in topography and comprises a mix of arable land, woodland and grassland. In all, the land (excluding Lots 1-3) extends to approximately 756.11 acres (305.99 hectares). The land to the south of Monks Hall consists of predominantly arable land with soils suitable of producing high yielding arable crops. The land to the north of Monks Hall includes arable and grassland; the arable land lies immediately south of the Scole Road (A143) with the grassland adjoining the northern banks of the River Waveney, which runs from east to west through the Estate.

The land has been contract farmed in recent years, is registered for the Basic Payment Scheme and all eligible Entitlements will be transferred to the Purchaser.

The farmland is offered for sale in three lots.
LOT 4

LAND
306.46 acres (124.02 hectares)

This ring-fenced block of land lies to the west of the villages of Syleham and Wingfield Green, consisting predominantly of arable land, interspersed with small parcels of mature woodland and benefits from a general-purpose agricultural building and grain store.

The arable land extends to approximately 297.90 acres (120.56 hectares). It is predominantly classified as Grade 3 on the Land Classification Soil Series of England and Wales, the soils being of the Beccles 3 Series, a slowly permeable fine loam over clay. The land is ideally suited to a white straw rotation with the current crops being winter wheat, winter barley, oil seed rape and grass leys.

The main access points to the land are off the Syleham and Hoxne Roads and from where, well established internal tracks run through the southern end of the farm through to Wingfield Green. These provide a good level of access and connectivity for farming operations, woodland management and sporting activities. There is a further right or way over Wingfield Common to the east.

There are four attractive blocks of mature woodland within Lot 4. These, combined with the smaller fields and extensive network of hedgerows, offer good sporting potential.

Located immediately north of Hoxne Road at the northern end of Lot 4 are two agricultural buildings and adjoining concrete yard. The general purpose building measures 36m x 8.5m and the purpose built grain store, erected in 2014, measures 21m x 16m, with an ‘on floor’ capacity of 650 tonnes.
LOT 5
LAND
55.15 acres (22.32 hectares)
Situated in the centre of the Estate, this block of land comprises three productive arable fields with an attractive area of woodland running along its eastern boundary. The fields are currently cropped in oil seed rape and access is directly off Syleham Road and then via an internal track running adjacent to the woodland. The topography rises from south to north and from where there is a wonderful outlook across the Waveney Valley.

LOT 6
LAND
394.50 acres (159.65 hectares)
This attractive block of land lies north of Monks Hall and consists of arable land, woodland and grassland.

The arable land extends to approximately 190.66 acres (77.16 hectares) running parallel and to the south of the Scole Road (A143). It is classified as Grade 3 on the Land Classification Soil Series of England and Wales with soils being predominantly of the Hanslope Series, suitable for winter cereals and grassland. The soil type is lighter in nature than Lots 4 and 5, offering a greater variety of cropping and potentially, vegetable production. The current cropping consists of winter wheat, maize and lucerne.

The fields (both arable and grassland) are accessed either directly off the Scole Road or via a well-established network of internal tracks. West Bank Lane, a designated Restricted Byway, runs between the arable land and grassland. Lot 6 benefits from rights of way past Hall Farm Cottage to the west and over the track leading to the sewage works to the east.

The grassland runs parallel and to the north of the River Waveney and extends to approximately 155.46 acres (62.92 hectares). It consists of a beautiful network of tree lined grass enclosures divided by an extensive ditch network. The grassland is let to three graziers, who graze their cattle on the land from April through to October.

There are some very attractive areas of mature mixed woodland within Lot 6 extending to approximately 40.02 acres (16.20 hectares). These, along with the rolling topography and over two miles of river frontage, offer excellent sporting potential. The land provides a great diversity of both flora and fauna and amongst many others, is a regular home to barn owls, kingfishers and otters.
PROPOSED PLANS - RED BARN CONVERSION (LOT 3)

For identification purposes only. Not to scale.
GENERAL REMARKS AND STIPULATIONS

POSTCODE
IP21 4LN

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

Monks Hall Estate is offered for sale as a whole or in up to six 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.

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 March 2020.

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

VENDORS SOLICITOR
Barker Gotelee Solicitors, 41 Barrack Square, Martlesham, Ipswich, Suffolk, IP6 3RF. Telephone: 01473 350572. Email: miles.coates@barkergotelee.co.uk

SPORTING, TIMBER AND MINERALS
All sporting rights, standing timber and mineral rights (except reserved by Statute or to 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.

LOTTING AND CROSS RIGHTS
If the Estate 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 Estate. Further details of these rights can be obtained from the Vendor’s 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 outgoings 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 each residential property and for the benefit of interested parties, a copy of which is available in the Data Room. Upon completion, the surveyors, James Aldridge, will assign the survey to the Purchaser and who will reimburse the Vendor for the cost of the survey. If the Property is sold in Lots, the cost will be apportioned accordingly – 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 Vendor will retain the BPS income from the 2019 Scheme year. The Purchaser will indemnify the Vendor 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 2019 scheme year.

ENVIRONMENTAL STEWARDSHIP SCHEME
The land is included within a Countryside Stewardship Mid-Tier Agreement (Agreement Number 355304) and which runs from 1st January 2017 to 31st December 2021. 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 Monks Hall Estate 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, buyers will be required to provide a proof of identity and address prior to the instruction of solicitors.

VIEWINGS
All viewings are strictly by appointment with 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 losses in respect of 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.

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