



GRANGE FARM, Henstead, Suffolk



GRANGE FARM

Henstead, Suffolk



An attractive residential farm with successful livery enterprise

Principal farmhouse with four bedrooms
Wide range of traditional and modern farm buildings
Equestrian facilities
Two bedroom bungalow
Barn with consent for retail use
Former arable land, currently down to grass
Attractive grazing marshes

In all approximately 69.02 hectares (170.55 acres)

FOR SALE BY PRIVATE TREATY

As a whole or in 5 lots

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INTRODUCTION

Grange Farm extends to approximately 69.02 hectares (170.55 acres) in total. The property offers prospective buyers to chance to acquire an attractive residential farm in an Area of Outstanding Natural Beauty.

Grange Farmhouse, located in the centre of the farm and overlooking the grazing, has been sensitively extended from a former cottage on site to provide high quality and spacious accommodation. A secondary property, Cairnsfield, is nearby and provides useful accommodation for staff or the possibility of being rented out separately. Both Grange Farmhouse and Cairnsfield Bungalow are subject to occupancy conditions.

Currently run as a successful livery enterprise, the farm's arable land has been in grass to produce hay and haylage but could be reverted to arable production. The wide range of buildings provides facilities for 35 livery customers who are also well served by the tack shop which forms part of the range. The buildings may have potential for alternative uses, subject to planning.

The attractive grazing marshes have been let to local graziers, an arrangement that could be continued by the purchaser for ease of management.

LOCATION & SITUATION

Grange Farm is situated in the village of Henstead, a short distance from the village of Wrentham which offers good local services including post office, village shop and pubs.

Norwich, the Cathedral City and regional centre of East Anglia is approximately 26 miles to the north west and offers extensive shopping, leisure and recreational facilities. The market town of Beccles is 7 miles to the north west and has a good range of shopping and banking facilities as well as a railway station.

Southwold, the popular coastal town, is approximately 7 miles to the south and offers sandy beaches, beautiful walks and recreational facilities as well as a wide range of convenience and boutique shops.

The postcode of Grange Farmhouse is NR34 7LB.

LOT 1 – Grange Farmhouse, Grange Farm Buildings, Equestrian Facilities & Former Arable Land 18.36 Hectares (45.37 acres) coloured pink on sale plan

Grange Farmhouse –

Originally a cottage, in 2004 consent was granted for Grange Farmhouse to be substantially extended. The works provided the opportunity to upgrade the specification of the whole house and all of the works were done with energy efficiency in mind.

The property, which is approached over the brick-woven entrance drive to a large parking area, benefits from hardwood sealed unit double glazing and oil fired central heating throughout as well as under floor heating in many of the rooms.

The accommodation comprises:

Ground Floor

From the garden and patio area, French doors open into the:

Sunroom - double glazed throughout, tinted glass roof, electric under floor heating; porcelain tiled floor; front door into:

Entrance Hall - slate floor; oak staircase to first floor; doors to:

Sitting Room - triple aspect; Claygate fireplace with built in log store and book shelves; made to measure roller blinds; French doors into the sunroom

Cloakroom- white low level WC and wash hand basin with vanity unit below; heated towel rail;

Glazed double doors to:

Dining Room - open fireplace (currently capped) with exposed brickwork

Kitchen - fully fitted hand-made kitchen with base and wall level units. Central island unit with electricity sockets. Oak worktops with tiled surround over. 1.5 bowl ceramic sink and drainer. Oil fired Rayburn stove in inglenook effect fireplace running heating and hot water systems; slate floor with under floor heating, plumbing for dishwasher and plumbing for American style fridge/ freezer. Attractive bay window overlooking garden and grazing land; doors to sun room. Door through to:

Utility Room - slate floor with under floor heating; plumbing for washing machine; unit space and vent for tumble dryer; stainless steel butler style sink, water softener; back door to outside. Door to:

Cloakroom - ceramic tile floor with underfloor heating, white low level WC; corner wash hand basin, heated towel rail.

First Floor

From the main hallway stairs rise to the:

Landing - with space left to install a further staircase to a second floor in the event of future loft conversion. Doors to:

Master Bedroom - Triple aspect; bay window with views over grazing land; exposed brick work; ceiling fan with in-built spot lights; triple fitted wardrobe; oak flooring; under floor heating; door leading to:

En-suite Bathroom - white suite comprising bath with power shower over; wash hand basin; low level WC, marble floor with under floor heating

Bedroom 2 - double aspect; oak flooring; under floor heating; window seat; door to:





Family Bathroom - white suite comprising of roll top bath, low level WC, wash hand basin, shower cubicle with power shower; linen cupboard with built in radiator; spot lighting; travertine flooring; 2 heated towel rails; under floor heating; door to landing.

Bedroom 3 - fitted wardrobes

Bedroom 4

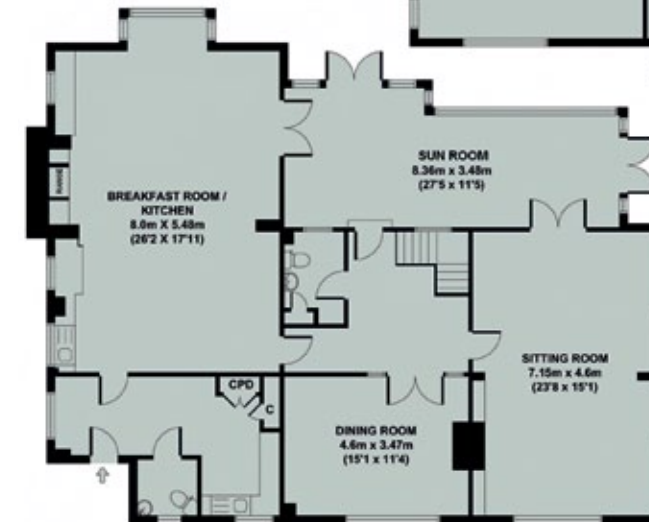
Outside

The farmhouse benefits from a large south facing patio area and a surrounding lawn. There is a large pond within the grounds and scope to extend the garden, subject to planning.

Grange Farmhouse is subject to an Occupancy Condition under which the occupier must be employed either in agriculture, or in the equestrian facility at Grange Farm. Further details are available in the Town & Country Planning Section of these particulars.



FIRST FLOOR



GROUND FLOOR

APPROX GROSS INTERNAL FLOOR AREA
3143 FT²/292 SQ M
 FLOOR PLAN FOR IDENTIFICATION
 PURPOSES ONLY – NOT TO SCALE

Yard and Buildings

The extensive range of farm buildings at Grange Farm are located immediately adjacent the minor Tinkers Lane. The principal buildings within the complex are as follows with approximate measurements.

1. General Purpose Building – 36.50m x 15.20m (120 ft x 50 ft) Concrete portal frame, part concrete block walls, corrugated fibre cement sheet roof and cladding, concrete floor, roller shutter door and sliding door in profile sheet.

2. Welding Workshop – 9.14m x 4.57m (30ft x 15ft) Steel portal frame, part concrete block walls, corrugated fibre cement sheet cladding and roof, concrete floor. Sliding access door, welding gantry. Three phase electricity supply.

3. Workshop – 10.50m x 8.40m (34ft x 27ft) Steel portal frame, part sleeper walls, profile sheet cladding and roof, concrete floor. Roller shutter door, electricity supply.

4. Muckheap

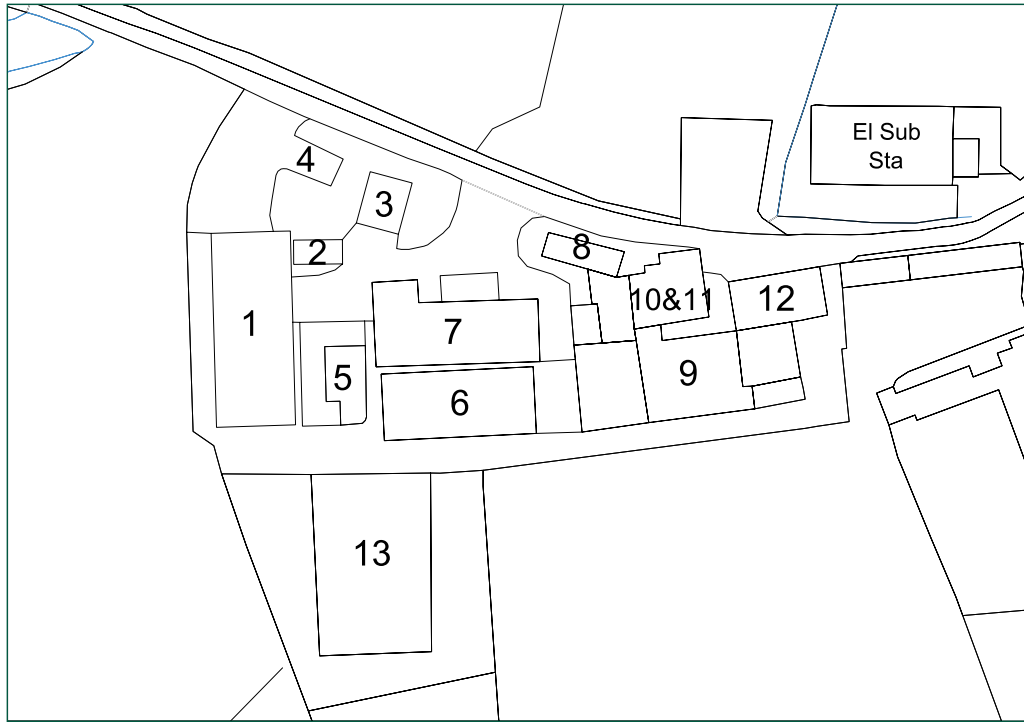
5. Stable Yard - block of eight Chartwell stables constructed of a timber frame with timber cladding under a felt type roof opening onto a concrete yard.

6. General Purpose building – 28.95m x 12.19m (95ft x 40ft) pole barn construction with iron trusses, part concrete block walls, profile sheet cladding, corrugated fibre cement sheeting roof, concrete floor. Sliding access doors at either end.

7. Tinkers Barn Range - including the traditional Tinkers Barn constructed of a timber frame under a corrugated fibre cement sheeting roof with lean-tos of various constructions housing stock pens, a tack storage area and an area for hay and straw storage.

8. Former Cart Shed - redbrick under a corrugated tin roof. Concrete floor, includes four stables and a secure fuel storage area.





9. Stable yard complex – a combination of buildings, some of which are traditional construction being brick under a slate roof, which combined with various covered yards and lean-tos provide eleven stables, six loose boxes/turnouts and a farriers station.

10. The Old Stable building – a traditional barn constructed of redbrick under a corrugated fibre cement sheeting roof incorporating two stables with a loft above.

11. The Old Workshop
A lean-to to the old stable containing male and female **cloakroom** facilities. The range also includes a **tack room** and **office**.

12. The Shop – a traditional barn 16.15m x 10.66m (53ft x 35ft) on the ground floor. Kitchen area, office and first floor. Constructed of redbrick under a Kingspan mock tile insulated roof.

13. Ménage – enclosed by post and rail fencing and measuring 22ft x 40ft (6.70m x 12.20m) constructed of sand over a membrane and stone base.

Land

The former arable land which is classified as Grade 3, extends to approximately 17.42 hectares (43.04 acres). The enclosures are fenced with the top wire being electric run off a mains circuit.

Whilst the grassland is classified as permanent pasture, the necessary Environmental Impact Assessment screening process has been undergone and Natural England have confirmed that the land could be reverted to arable.

Due to the timing of the establishment of the grass, it would need to be ploughed up by 30th September 2014.



LOT 2 – Former arable land 20.80 Hectares (51.40 acres) coloured yellow on the sale plan

A block of former arable land, currently laid to grass in a single enclosure and including two small parcels of woodland. The land is Grade 3 and although classified as permanent pasture the necessary Environmental Impact Assessment screening process has been undergone and Natural England have confirmed that the land could be reverted to arable.

Due to the timing of the establishment of the grass, would need to be ploughed up by 30th September 2014.

LOT 3 – Grazing marshes 10.35 hectares (25.57 acres) coloured blue on sale plan

An attractive block of grazing marshes bordering the River Hundred to the north.



LOT 4 – Grazing marshes and former arable land 19.41 Hectares (47.96 acres) coloured green on the sale plan

A block to the east of The Street comprising 11.61 hectares (28.69 acres) of grazing marshes running up to the Hundred River on the northern boundary and 6.64 hectares (16.41 acres) of former arable land.

Whilst the Grade 3 former arable land is classified as permanent pasture, the necessary Environmental Impact Assessment screening process has been undergone and Natural England have confirmed that the land could be reverted to arable.

Due to the timing of the establishment of the grass, it would need to be done by ploughed up by 30th September 2014.

LOT 5 – Cairnsfield Bungalow coloured purple on the sale plan.

Cairnsfield Bungalow is situated in close proximity to the farm buildings and land offering useful staff accommodation for the holding or the ability to be let out separately. The property is subject to an occupancy condition, further details of which are in the Town & Country Planning section of these details.

Built in 1976 the property offers versatile single level accommodation. Approached up a short driveway the bungalow benefits from a single garage and parking for several cars.

The accommodation, which has uPVC double glazing and oil fired central heating throughout, comprises:

Front entrance door into the-

Sunroom - French doors leading to:

Sitting room - Multi fuel burner; marble mantle, tiled hearth; door to:

Hallway - Large storage cupboard; airing cupboard; door to:

Kitchen - fitted oak wall and base level units with worktop over and tiled surround; stainless steel sink and drainer, space for cooker with extractor over, plumbing for washing machine, oil fired

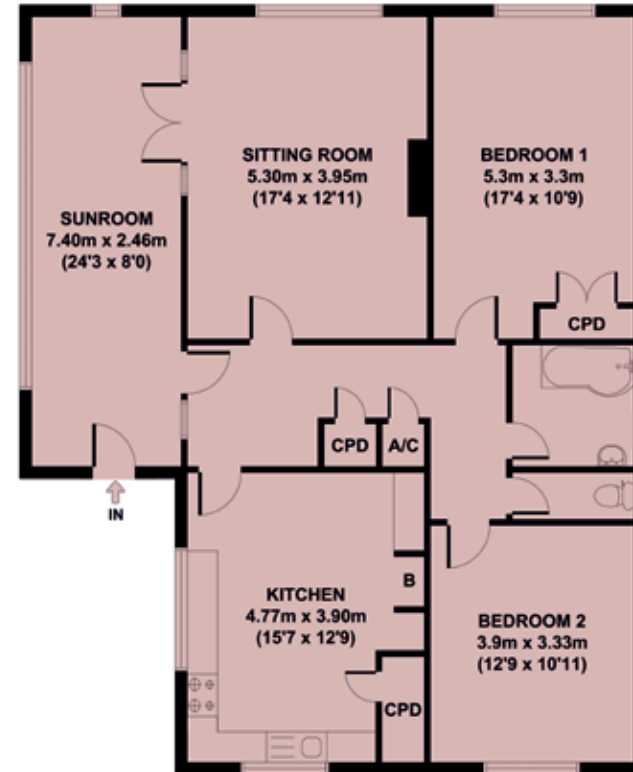
central heating boiler; door to pantry.

Bedroom 1 - single aspect; built in double wardrobe

Bathroom - white suite comprising bath, wash hand basin

Separate WC - white low level WC

Bedroom 2 - single aspect



APPROX. GROSS INTERNAL FLOOR AREA 1173 FT / 109 SQ M
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE

GENERAL REMARKS AND STIPULATIONS

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession.

The tack shop is currently occupied by 'Ride and Drive' but will be vacated at completion. The stock of 'Ride and Drive' is available by separate negotiation.

Informal arrangements are in place with the livery customers at Grange Farm and if the buyer does not wish to continue the livery enterprise then vacant possession will be given.

The grazing marshes in lots 3 and 4 are subject to license agreements to 31st October 2013.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in 5 lots. If a purchaser is interested in part of a lot, they are invited to discuss their requirements with the selling agents.

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of contracts and completion will take place 21 days after receipt by the purchaser/s solicitor of a draft contract with completion by agreement thereafter.

A deposit of 10% of the purchase price will be payable on exchange of contracts. If early entry is required then the purchaser will be asked to pay an additional 10% at that stage.

ENTRY LEVEL STEWARDSHIP AGREEMENT

The farm is subject to an Entry Level Stewardship Agreement (reference number AG00520913) which commenced on 1st October 2013 for five years. The purchaser/s will be required to take over the obligations of the scheme for the remainder of its term and indemnify the vendors against any claims, damages or loss through non

compliance. Income will be apportioned as at the date of completion.

SINGLE PAYMENT SCHEME

The vendor holds 66.03 Single Payment Entitlements. The relevant number of entitlements will be made available to the purchaser/s. The vendor will retain the benefit of the 2013 Single Payment Claim.

CONTRACTS AND QUOTAS

The vendor does not hold a British Sugar contract.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The farm 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, quasi-easements, and all wayleaves whether or not referred to in these particulars.

Various electricity poles cross over and under the land as well as a water main. A plan showing the approximate location of all of these installations is available from the selling agents.

A public footpath runs through the land in Lot 4.

The vendor benefits from a right of way over the access adjacent the farm buildings in Lot 1, as shown coloured brown on the sale plan.

The vendor benefits from a right of way over the track to the south of Lot 4, also shown coloured brown on the sale plan.

SERVICES

Grange Farmhouse benefits from mains water, mains electricity and drainage to a private system. The central heating is via the oil fired Rayburn.

Cairnsfield Bungalow benefits from mains water, mains electricity and drainage to a private system. Heating is via an oil fired central heating system.

The farm buildings benefit from mains water and a three phase mains electricity supply.

The tack shop has a gas heater supplied by a Calor gas bulk tank.

OUTGOINGS

Grange Farmhouse and Cairnsfield are in Council Tax Band D.

Drainage rates are payable to the Environment Agency and to the drainage board.

The livery buildings at Grange Farm have a rateable value of £5,500. Small business relief has applied. The tack shop has a rateable value of £8,600.

Apportionment of all outgoing will be made as at the date of completion.

VAT

Should any sale of the farm, or any right attached to it become a chargeable supply for the purposes of VAT, such tax shall be payable by the purchaser in addition to the contract price.

SPORTING, MINERALS AND TIMBER

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

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and based on the Ordnance Survey national grid 1:2500 landline data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

TOWN AND COUNTRY PLANNING

The purchaser/s will be deemed to have full knowledge and have satisfied themselves as to any planning matters that may affect the property.

On 3rd November 1999 Waveney District Council granted consent for the traditional building at Grange Farm to be used as a tack shop (reference: W16439/2)

On 22nd November 2001 Waveney District Council granted consent for the existing farm buildings at Grange Farm to be converted to stables (reference: W16439/3).

Grange Farmhouse was developed from a much smaller cottage on the site and in April 2004 Waveney District Council granted consent for the two storey extension (reference: W18673/1). The consent was subject to a condition that the occupation of the dwelling shall be limited to a person solely employed in the Grange Farm Farming & Equestrian Centre operations in the first instance and subsequently should be limited to a person solely or mainly employed, or lastly employed, in the locality in agriculture or forestry or a widow or widower of such a person.

Cairnsfield Bungalow was built subject to an Agricultural Occupancy Condition. In May 2005 Waveney District Council granted a variation of the original planning condition so that rather than the occupation of the dwelling being limited to a person solely or mainly working, or lastly working in the locality in agriculture or in forestry, it could also be occupied by somebody solely or mainly working in the equestrian centre at Grange Farm, or a widow or widower of such a person.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars. Specifically, the water tanks in the paddocks are excluded from the sale.

TENANT RIGHT

Any stocks, fuel or heating oil on the premises at completion will be charged for at cost, together with any hay, haylage or straw for the livery enterprise which will be charged for at market value.

DISPUTES

Should any disputes arise as to the boundaries or any points concerning the particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the selling agent.

VIEWING

Strictly by appointment with Brown & Co. Please contact Anne Barker on 01603 598227 or Felicity Hesse 01603 598267.

USEFUL ADDRESSES

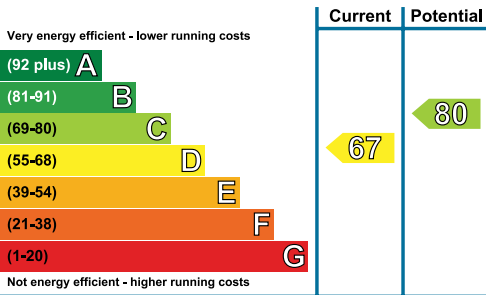
Waveney District Council
High Street
Lowestoft
NR32 1HS
Tel: 01502 562111

IMPORTANT NOTICES

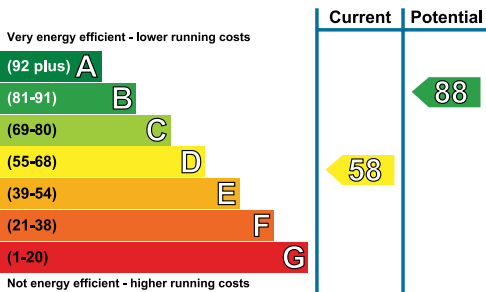
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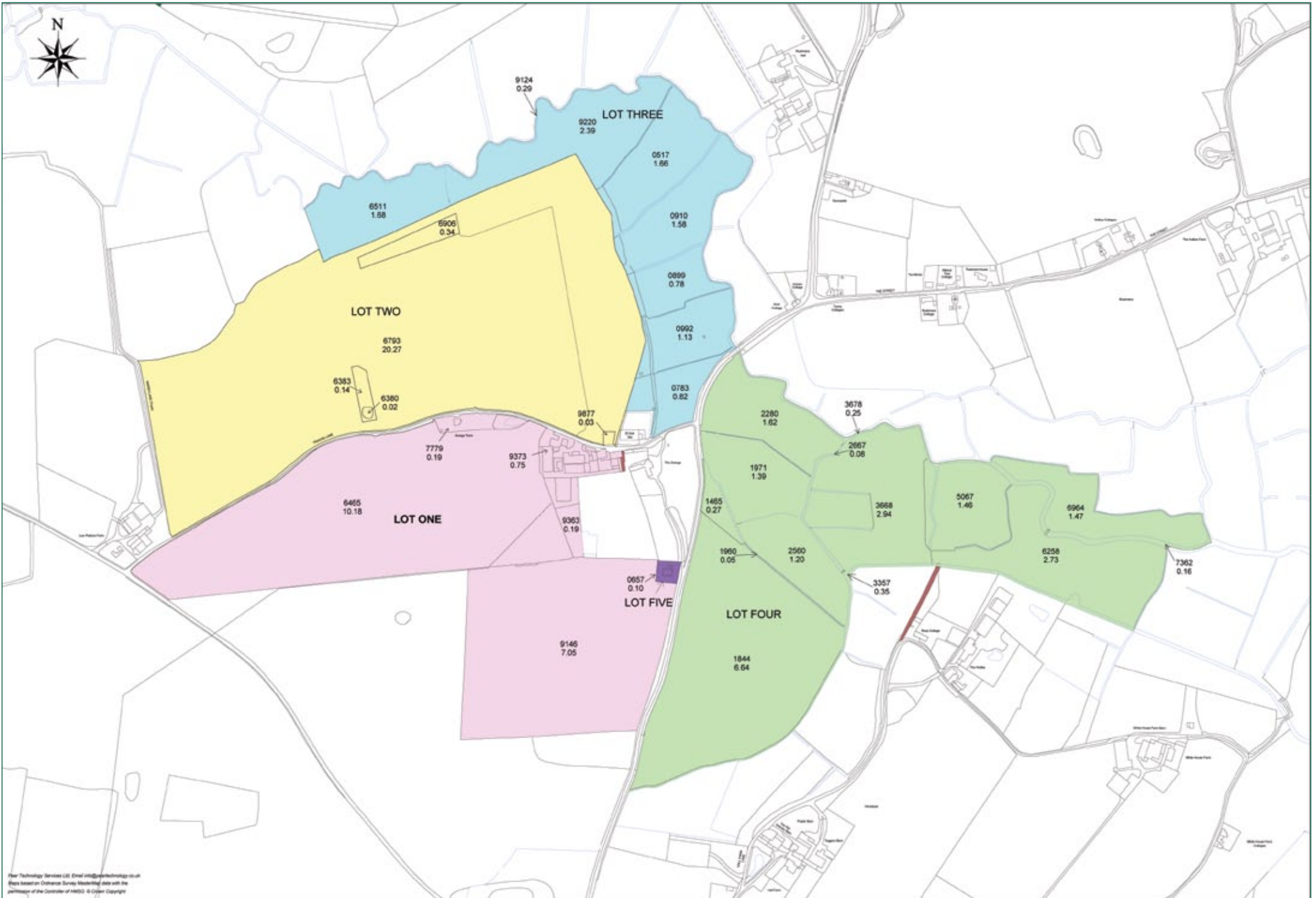
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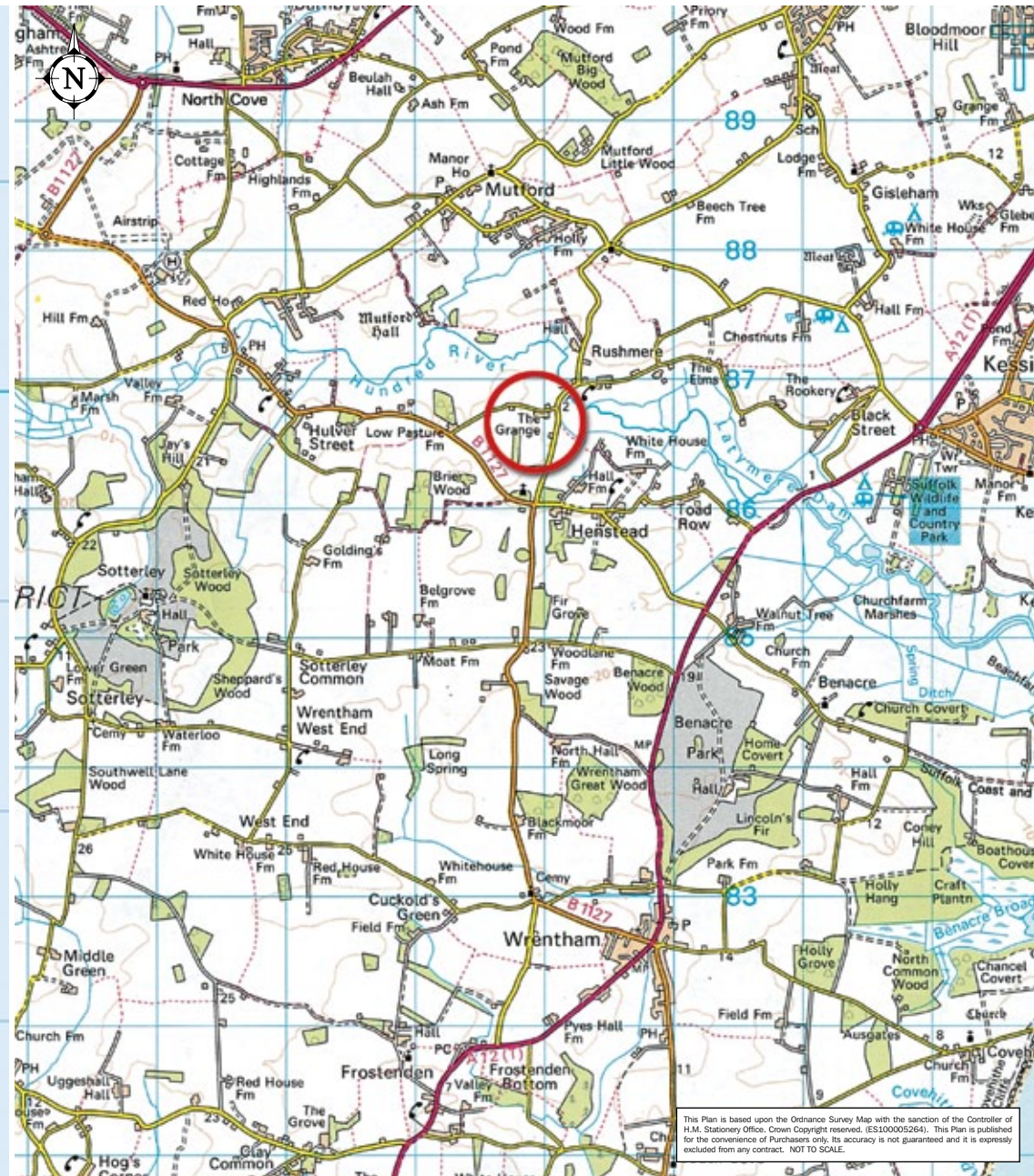
Grange Farm – Energy Efficiency Rating



Grange Farm Bungalow – Energy Efficiency Rating







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