



Farm Business Tenancy Opportunity - 83.27 Acres (33.70 Ha) of Farmland

Freecroft Farm, Hessel, Bury St Edmunds, IP30 9BH

LACY SCOTT
& KNIGHT

est. 1869

Farm Business Tenancy Opportunity at Freecroft Farm, Hessett

Hessett | Bury St Edmunds | Suffolk | IP30 9BH

Thurston 2.5 Miles, Bury St Edmunds 8 Miles

FBT Opportunity

Extending to 83.27 acres (33.70 ha) in total, the farm comprises of approximately 77.54 acres (31.38 ha) of arable land and 5.73 acres (2.32 ha) of woodland. The letting will be available on a three year Farm Business Tenancy on the terms set out herein.

Location

The land at Freecroft Farm lies to south of the village of Hessett.

The Land

The extent of the land is shown edged red on the plan.

The land is designated as arable and is of Grade 2 Classification on the Agricultural Land Classification Map.

The fields consist of Ashley soil type, composed of chalky till, which is suitable for winter cereals and some short-term grassland and some sugar beet cropping.

Minerals, Timber and Sporting Rights

All minerals and sporting rights will be let with the land, apart from Woodland.

There are no shooting rights including with the land letting.

Environmental Schemes

There are no environmental schemes on this land.

Tenure and Possession

The land is being offered to let on a Farm Business Tenancy to be documented on a standard agreement, whereby:-

- The letting will be on a three year basis.



- The rent will be payable half yearly in advance.
- The use of the land will be restricted to growing of agricultural crops.
- Land maintenance obligations will be imposed on the Tenant, the Tenant will be responsible for keeping the land in good condition, maintaining hedges, ditches and tracks.
- The Landlord will make standard reservations regarding access, minerals, water, timber.

Timing

The tenancy offered will start on 1st September 2026 and will end on 31st August 2029.

Method of Tender

Offers to rent are invited, with a closing date of 12th June at midday, on the following terms:-

1. All offers should be received at Lacy Scott & Knight's Bury St Edmunds Office by 12 noon on 12th of June 2026.
2. All offers should be in writing and will be treated as being 'Subject to Agreement'. If any offer is made conditional on some other factor this should be clearly stated. Envelopes should be sealed and clearly marked "Land at Freecroft Farm".

3. All offers should be for a specific sum (sterling) for the year and for an uneven amount to reduce the possibility of duplication of offers. The sum will be payable half yearly.
4. No offer should be made calculable by reference to another offer.
5. The successful application will be expected to sign the tenancy agreement and pay 6 months' rent upon signing the agreement. The payment will be held in the Agent's client account pending the start of the tenancy.
6. The Landlord reserves the right not to accept the highest or any other offer.
7. Applicants will be notified in writing of their success or otherwise as soon as possible after the closing date.

VAT

The Landlord has not made an election to charge VAT on the rent received.

Right of Way, Easements and Wayleaves

The land will be let with the benefit of and subject to all rights of way (whether public or private), water drainage, sewerage, light, wayleaves and other easements, if any, and subject to all outgoing or charges connected with or chargeable upon the property whether mentioned herein or not. The Agents, and the Tenant(s), shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting nor entitle either party to compensation. The plans are for identification purposes only. In the event of any discrepancy between the plans and schedule of acreage, the schedule of acreage shall prevail.

Directions

From the Agent's Bury St Edmunds office, head south and join the A14 eastbound towards Stowmarket. Continue on the A14 and take the exit 46 for Thurston/Beyton, follow the signs to Hessel. Pass the village of Hessel and continue to go by Manor Rd approx. 1 mile, then turn left on the track to the fields.

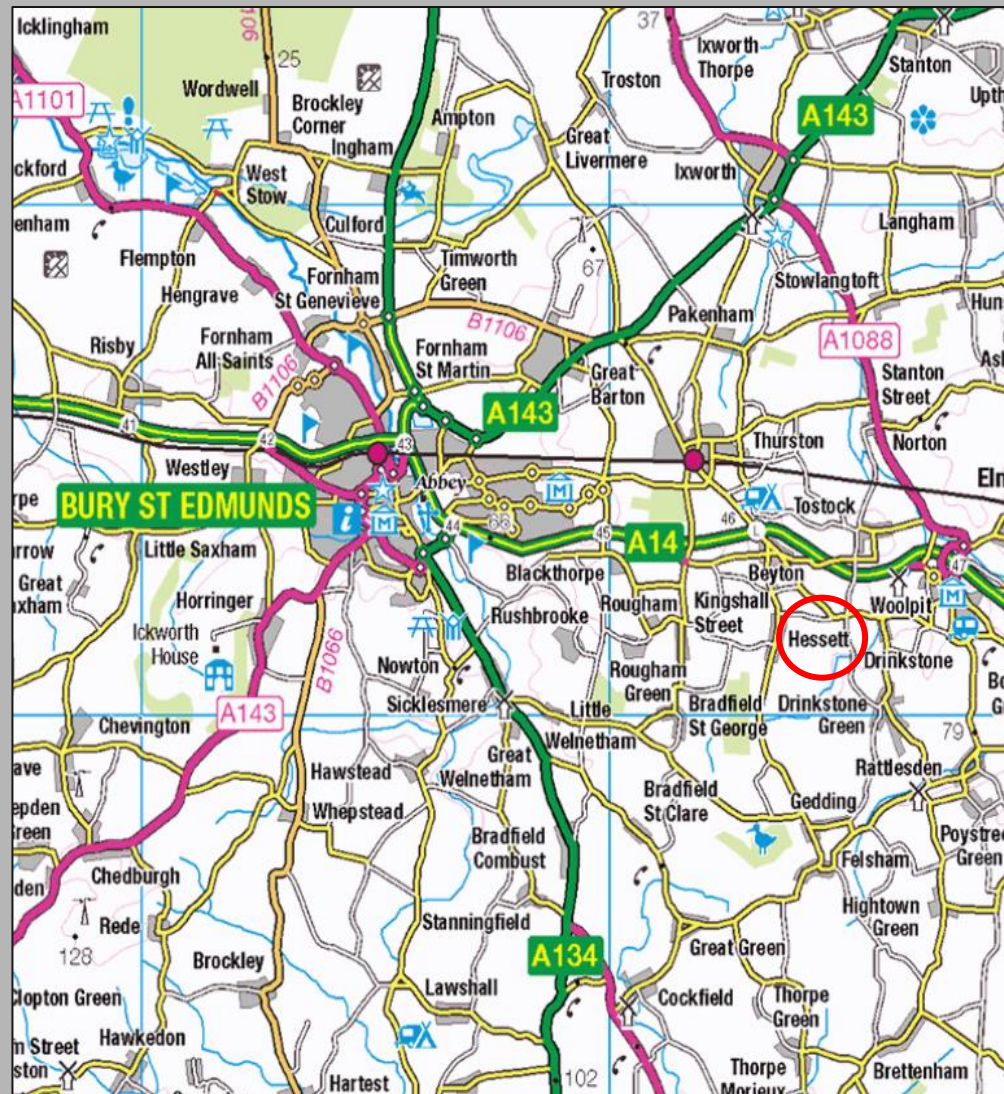
Postcode

The nearest postcode is **IP30 9BH**.

What3Words

///communal.ranges.gratitude





Viewings

Via prior appointment with the Agents during daylight hours and with these particulars in hand.
For further details please contact:-

Graham Ford

Tel: 01284748634

Email: gford@lsk.co.uk

Kateryna Piotrovych

Tel : 01284 748639

Email: kpiotrovych@lsk.co.uk

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

- Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-
- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
 - All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts but must satisfy himself by inspection or otherwise as to the correctness of each item.
 - No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
 - No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
 - Should any dispute arise as to the boundaries or any pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



Land Schedule

Field No:	Hectares	Acres	Land
3256	2.63	6.50	Arable
3572	1.30	3.21	Arable
4237	2.17	5.36	Arable
5378	4.89	12.08	Arable
5455	7.07	17.47	Arable
5828	4.77	11.79	Arable
7981 (pt)	4.58	11.32	Arable
8297	2.10	5.19	Arable
8391	1.87	4.62	Arable
	2.32	5.73	Woodland
Total Area	33.70	83.27	

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN