



BROOKS LENEY

Clarke &
Simpson

FOR SALE

PRODUCTIVE ARABLE LAND IN HINTLESHAM AND CHATTISHAM, IPSWICH
EXTENDING TO 185.56 ACRES (75.10 HECTARES)

Available as a whole or in three separate lots



Location

Lots 1 and 2 are located approximately 0.5 miles to the east of the popular village of Hintlesham, directly adjoining the A1071 main road which connects Ipswich to Sudbury. Ipswich is located approximately two miles to the east, with good access to the A14 and A12 and access to numerous facilities.

Lot 3 is located approximately 0.8 miles to the south of Hintlesham and 0.4 miles north of Chattisham. The popular market town of Hadleigh is located approximately five miles to the west.

Description

The land comprises three Lots, totalling approximately 185.56 acres (75.10 hectares), with Lots 1 and 2 having access directly from the A1071 and Lot 3 having access directly from Chattisham Lane.

The land has been farmed to a high standard and is known for generating good yields. A full breakdown of the previous five years cropping is available on request.

All three lots have road frontage and established accesses. Lots 1 and 2 have access points to the A1071, with Lot 1 also having access from Pigeons Lane (to the south) via two established access points. Lot 2 will be granted a right of way for agricultural purposes only over the adjoining layby to the north, shown cross hatched brown on the attached plan. Lot 3 has direct access from Chattisham Lane, via several access points.

Lot 1 – Arable Land - 45.78 acres (18.53 hectares)

Situated on Thorpe's Hill, this lot comprises an attractive block of arable land, classified as Grade 3 on the Land Classification Series of England and Wales with access directly from the A1071 and Pigeons Lane. The land has a gently sloping topography and is a single field enclosure with areas of SFI/Stewardship located in the far western corner and around the field margins. The land is crossed by a single footpath, as well as a line of 132kv pylons (see note on following page ref infrastructure).

Lot 2 – Arable Land - 20.26 acres (8.20 hectares)

A single field enclosure, located to the south of Fen Farm, classified as Grade 3 on the Land Classification Series of England and Wales with road frontage onto the A1071. The land is in an arable rotation, this year being cropped under a rotational SFI winter bird mix option. As with Lot 1, the land is crossed by overhead 132kv pylons. Access to this lot will be across adjoining retained land, shown hatched brown on the attached plan, over which a right of way will be granted for agricultural purposes. The right of way will provide 10m of frontage to the public highway across the adjoining layby

Lot 3 – Arable Land - 119.52 acres (48.37 hectares)

Situated off Chattisham Lane, this lot comprises approximately 94.96 acres of arable land, 21.41 acres of long-term fallow land and 3.13 acres of woodland. The land is classified as Grade 2 and 3 on the Land Classification Series of England and Wales, and the arable land is on a rotational cropping plan, this year being a maize crop. The land is crossed by public footpaths and overhead electricity lines.

Reserved Rights:

The Vendor reserves the right to lay a solar cable across Lots 1,2 and 3 on a route to be agreed.

The Vendor reserves a 4m wide right of way for all purposes at all times along the route shown hatched brown on Lot 3 for the benefit of the Vendor's retained land.

Infrastructure Projects

It should be noted that the land is affected by two separate infrastructure projects. All 3 of the lots are affected by the Bramford to Twinstead National Grid Pylon Line Project, which will see the removal of the existing 132kv overhead pylon line within Lot 1 and 3 plus the oversail on Lot 2. Please note the pylon within Lot 2 will remain for the time being.

Lot 1 is also affected by the proposed National Grid Norwich to Tilbury Pylon Line, which as currently proposed, would see a new 400kv pylon placed in the far eastern corner as well associated construction works such as a haul road, attenuation pond and drainage outfalls.

Further details of both these projects are available from the Selling Agents.

Wayleaves, Easements and Rights of Way

Lot 1 and 3 have public footpaths crossing them, as mentioned above, both Lots 1 and 2 are crossed by existing 132kv pylon lines and Lot 1 and 3 is also crossed by 11kv cables on wooden poles.

The land is offered for sale and will be conveyed with the benefit and subject to all covenants, rights of way (whether private or public), water, drainage, sewage, wayleaves and other easements, if any, subject to all outgoing or charged connected with or chargeable upon the land whether mentioned herein or not.

Basic Payment Scheme, Countryside Stewardship and SFI

No Entitlements to the Basic Payment Scheme will be transferred with this sale and all further rights to any delinked payments are to be retained by the Vendor.

There is currently a Countryside Stewardship (CSS) Agreement in place, over this and other land owned by the Vendor. The land is also covered by the Vendor's SFI Agreement; however, the Purchaser is expected to take on any obligations under the CSS Agreement but not the SFI Agreement. The CSS Agreement expires in December 2027





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Lots 1 & 2



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Lot 2



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Lot 3



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Lot 3



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Lot 3

Vendors Solicitor

Birketts LLP, Providence House, 141 – 145 Princes Street, Ipswich, IP1 1QJ.

Telephone: 01473 406333

Contact: Tom Verrill

E-mail: tom-verrill@birketts.co.uk

Ingoing Valuation

In addition to the purchase price the Purchaser may be required to pay for all growing crops including seeds, fertilisers, sprays applied, and cultivations undertaken at the date of completion. Payment must be made at a figure assessed by the Vendor's Agent, based upon CAAV rates, or contractor's rates, where applicable, as well as invoice costs for seeds, fertilisers and sprays.

Timber, Sporting 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.

Plans, Areas, Schedules and Boundaries

These are based on the Ordnance Survey and are for identification purposes only. The Purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle any party to compensation. All Plans are for identification purposes only and in the event of any discrepancies between the Plans and any area, schedule, or the Land Registry, then the Land Registry shall prevail.

VAT

It is not expected that VAT will be charged on the sale but should the sale of the property or any Rights attached to it be deemed chargeable for the purposes of VAT, this will be payable in addition to the sale price.

Agents' Notes

Brooks Leney & Clarke & Simpson for themselves and for the sellers of this property, whose agents they are give notice that: -

1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No member or person in the employment of Brooks Leney or Clarke & Simpson has any authority to make or give any representation or warranty whatever in relation to this property.

Brooks Leney, Hyntle Barn, Hill Farm, Hintlesham, Ipswich IP8 3NJ. Regulated by RICS **Ref: CJL/62264** © Brooks Leney

Clarke & Simpson, Well Close Square, Framlingham, Suffolk, IP13 9DU. Regulated by RICS

Outgoings

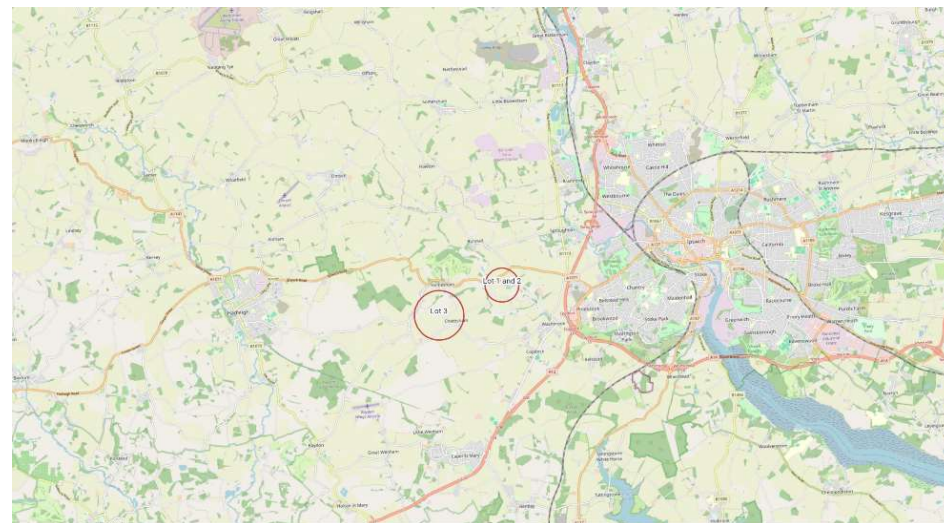
The land is sold subject to any drainage rates and other outgoing that may be relevant.

Important Notes

The Purchaser shall be deemed to have full knowledge of the boundaries of the property and the ownerships thereof. The property is sold subject to any development plans, tree preservation orders, Ancient Monument Orders, Town Planning Schedules and resolutions that may or may not come into force. Any plans are deemed to be representative of the property, but no assumption should be made in respect of any parts of the property.

Viewings

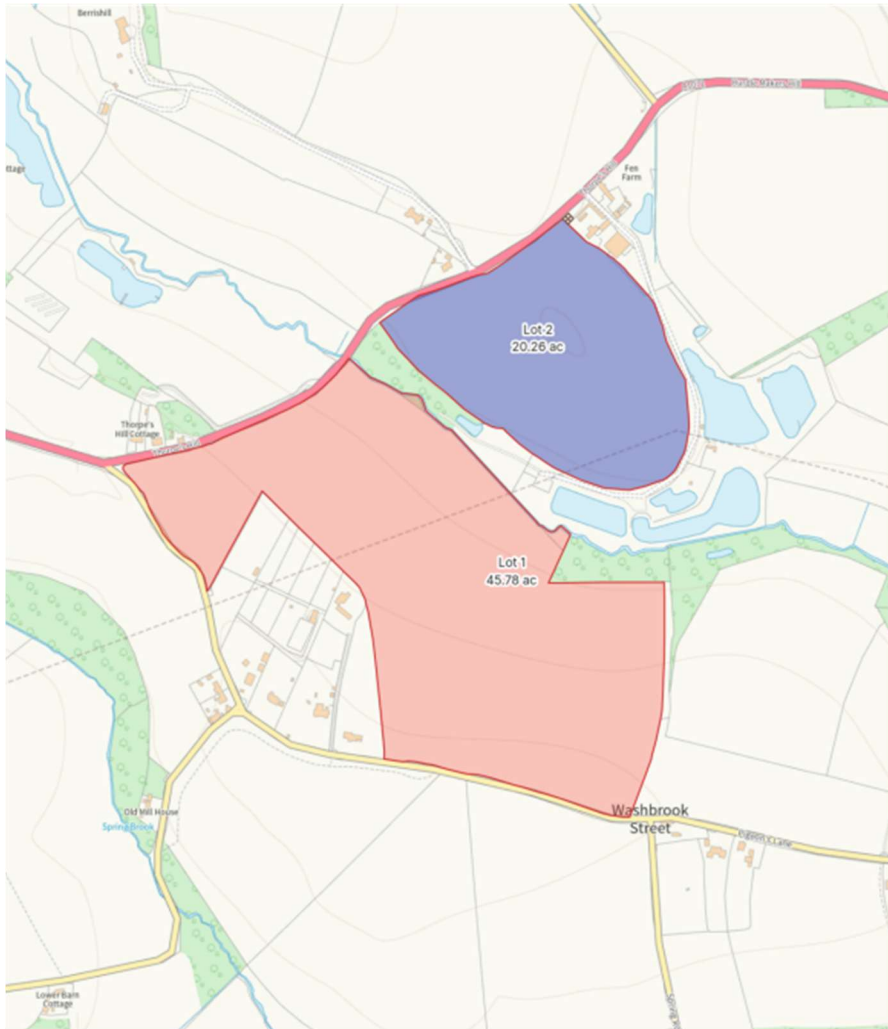
Viewings may be conducted at any time, with particulars in hand, by prior arrangement with the Selling Agents



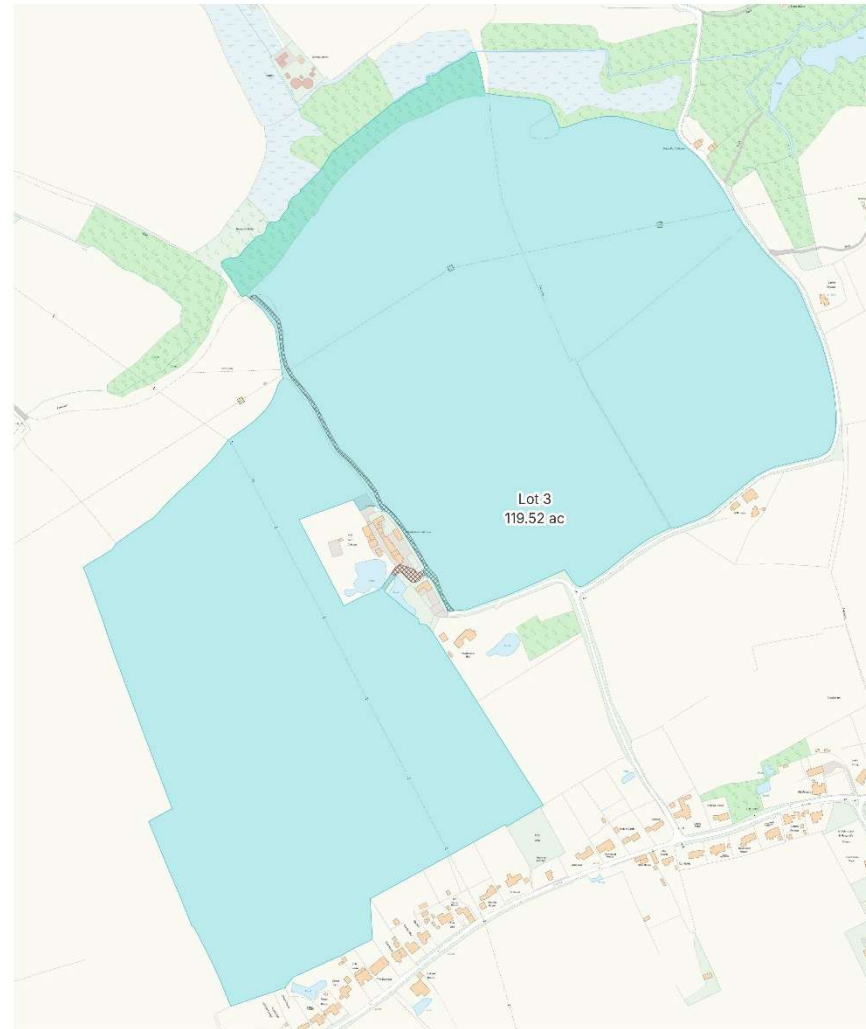
Not to Scale

Land at Hintlesham & Chattisham

Lotting Plans



Not to Scale



Not to Scale

Red - Lot 1 - 45.78 acres

Purple - Lot 2 - 20.26 acres

Blue - Lot 3 - 119.52 acres



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