



Moat Farm

Drinkstone, Bury St Edmunds, Suffolk, IP30 9SU

LACY SCOTT
& KNIGHT

Moat Farm

Drinkstone, Bury St Edmunds, Suffolk, IP30 9SU

Bury St Edmunds 9 Miles, Stowmarket 10 Miles Ipswich 23 miles

Productive Arable land with picturesque meadows along with a moated farm house approaching 43.65 hectares (107.86 acres) available in three lots.

Utility | Kitchen | Study | Dining Room | Living Room | Conservatory | 4 Bedrooms | Bathroom | Garage | Meadows | Woodland | Arable Land | 107.86 acres of land |

Introduction

Moat Farm is a farming unit set in an attractive rural location. The property comprises a moated farmhouse, set within approximately 107.86 acres of land.

The arable land is in a cereal rotation and is located to the east of Park Road. The grass meadows are located to the south of the arable land and is intercepted by the Black Bourn river. There is a separate arable parcel available to the north of farmhouse in one block. The holding is available as a whole or in three separate lots.

Moat Farmhouse is a four bedroom detached farmhouse of brick construction under a timber and pantile roof, with a moat to the on the North and Southern boundary.

Tenure and Possession

The property is freehold and offered with vacant possession.

Services

Mains electricity, Mains Water (single phase) and private drainage via a septic tank which requires updating to comply with Environment Agency's General Biding Rules (Contact Agent for further information).



Situation

Moat Farm comprises an attractive ring fenced farm in one block just outside of the village of Drinkstone. Park Road, the public highway, runs to the western boundary of the land. There is a cottage centred to south of the property which is excluded from the sale.

Overage Clause

An overage clause will be implemented on all three lots for 21 years. In the event that planning permission is achieved for any non-agricultural development on all of the individual lots then 30% of the uplift in value will be payable to the Vendor upon grant of the planning permission. This excludes any extension or replacement for the existing farmhouse.

Local Authority

Mid Suffolk Council. Council Tax Band – F.

Method of Sale

Moat Farm is offered for sale as a whole and in three individual lots by private treaty.

Directions

From Bury St Edmunds take the A14 towards Beyton. Turn off the A14 onto Thurston Road, Beyton. Pass through the village heading to The Green. Turn left along Drinkstone Road and then right towards Park Road. The farmhouse is on the left.

Postcode: IP30 9SU

WhatThreeWords: ///reviewed.takeovers.buzzards

Lot 1: Moat Farmhouse set within 3.80 acres (1.54 hectares) of land

The Farm House

Moat Farmhouse is a four bedroom detached farmhouse of brick construction under a timber and pantile roof, with a moat to the on the North and South boundary. The property is serviced by mains water and electricity, oil fired central heating and domestic drainage to a septic tank installation. The property benefits from UPVC double glazed windows throughout. Externally Moat Farmhouse lies within mature gardens, mainly laid to lawn, with a pedestrian bridge across the moat to the front of the property. The property is accessed by a driveway off of Park Road which provides access to the property. There is also two garages which are located to the south of the property.

Area	GIA m ²	GIA ft ²	Description
Ground floor	113.15	1,217.94	Kitchen, Hallway, Downstairs WC/shower room, Utility Room, Office, Dining Room, Living Room, Conservatory. Porch.
First Floor	100.35	1,080.16	Primary Bedroom, 3 Additional Bedrooms, Bathroom with WC, Bath and Handbasin.
Total	213.20	2,298.10	





**Lot 2: 79.20 acres (32.05 hectares) of Arable Land
&
Lot 3: 24.86 acres (10.06 hectares) of Amenity Grassland / Woodland**

The Land

The land is accessed off Park Road and is classified as Grade 3 on the old MAFF Land classification maps. The arable land (79.20 acres) is within a cereal rotation, the grassland (23.13 acres) is used for grazing of cattle and sheep and the woodland shelter totals 1.73 acres which is managed in hand.

The Soil Survey of England and Wales records the arable land as containing soils on the MAFF land classification maps and of the Ashley (572 q) soil association, being chalky till over a slowly permeable subsoil.

Sustainable Farming Incentive

The land has been registered with the Sustainable Farming Incentive Scheme and is due to expire on 30/11/2026. For further information, please contact agents.

Environmental Schemes

The land has not been registered under any Environmental Schemes.

Holdover

The vendor has holdover on Lot 1 & 2 until harvest has been completed on the field for the 2026 season or unless negotiated further with the agents.

Sporting Rights

These rights are in hand and included within the sale





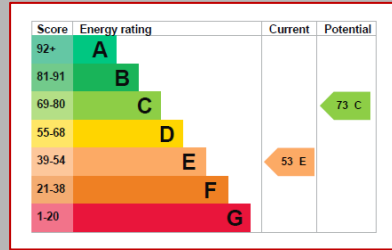
Other Remarks and Stipulations

Mineral and Timber

These rights are in hand and included within the sale.

Energy Performance Certificates

Moat Farm House EPC Rating E



Rights of Way, Easements and Wayleaves

The property is sold and will be conveyed 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, subject to all outgoing or charges connected with or chargeable upon the property whether mentioned herein or not.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such VAT will be payable in addition.

Local Authorities/Statutory Bodies

Anglian Water Services Ltd: PO Box 46, Spalding, Lincs PE11 1DB. Tel: 0800 919155

Environment Agency: Cobham Road, Ipswich, Suffolk IP1 1JE. Tel: 01473 727712

Mid Suffolk District Council

131 High Street, Needham Market Ipswich IP6 8DL Tel: 0300 1234000

Suffolk County Council: Endeavour House, 8 Russell Road, Ipswich, IPI 2BX. Tel: 0845 606 6067

Viewing

Strictly by appointment only, for further details regarding the property please contact:-

Graham Ford MRICS or Gerard Smith MRICS FAAV
 Tel: 01284 748634 Tel: 01284 748604
 Email: gford@lsk.co.uk Email: gsmith@lsk.co.uk

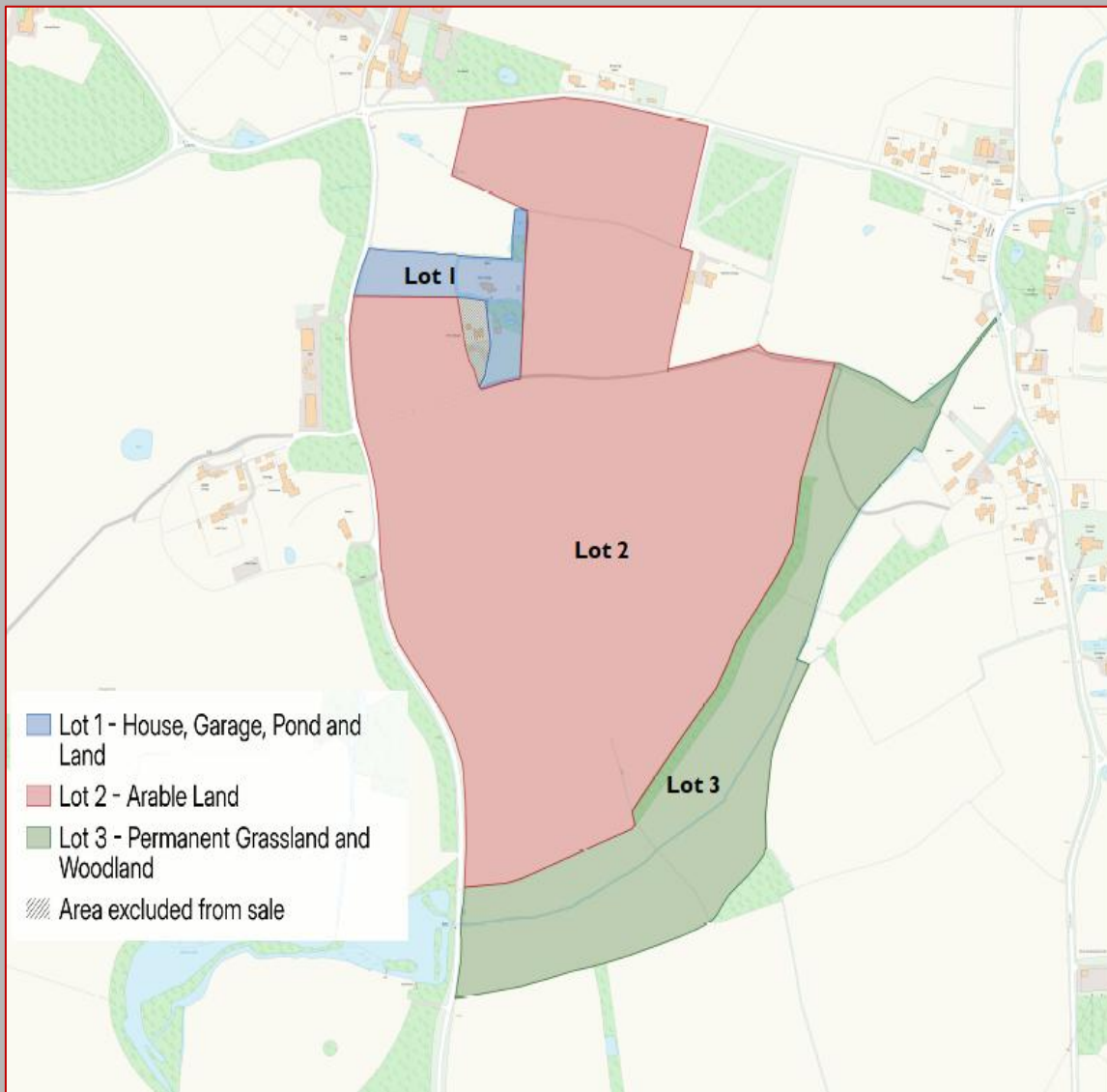
Plans, Areas and Schedules

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 an 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.





Lot	RLR Schedule	OS	Hectares	Acres	Use
1	Pt.TL9561	1184	1.54	3.80	House, Garage, Pond and Land
2	Pt.TL9561	1184	1.81	4.47	Arable Land
	TL9561	3588	3.40	8.40	Arable Land
	TL 9562	3304	3.74	9.24	Arable Land
	Pt.TL9561	2250	23.10	57.09	Arable Land
3	TL9561	3022	1.14	2.82	Permanent Grassland
	TL9561	3316	2.47	6.10	Permanent Grassland
	TL9561	5330	1.60	3.95	Permanent Grassland
	TL9561	5339	2.03	5.02	Permanent Grassland
	TL9561	5247	0.70	1.73	Woodland
	Pt.TL9561	2250	2.12	5.24	Permanent Grassland

AML Disclaimer

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service. We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £33.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Coadjute, and is non-refundable. Lacy Scott & Knight do not receive any commission for this payment/service.



LACY SCOTT & KNIGHT

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