



Hall Farm, Mendlesham, Suffolk

twgaze



Lot 2

Lot 1

Lot 3





Hall Farm

Mendlesham | Suffolk

An exciting opportunity
in Suffolk awaits

- 337 acres in total
- Five bedroom moated manor house
- A range of traditional and modern farm buildings
- 333 acres of arable land
- As a whole or in up to 3 lots

Selling Agents: TW Gaze
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Hall Farm, Mendlesham

Preamble

It is our pleasure to offer for sale Hall Farm, Mendlesham, comprising 337 acres of land with partially moated manor house and farm buildings.

Hall Farm, Mendlesham comes to the market for the first time in nearly 90 years, having been farmed by three generations of the Downie family during that period.

Centrally located, Mendlesham Hall manor house was constructed in the 16th century and is Grade II Listed.

Spacious inside, the house also benefits from a large rear garden bordered by trees and medieval moat.

A range of farm buildings provide grain and general storage.

The land is productive and supports a wide variety of combinable and root crops typically grown in this region.



Location and Amenities

Hall Farm is situated in the parish of Mendlesham in Suffolk.

Mendlesham village boasts a range of local amenities including a primary school, health centre, village stores, fish and chip shop, post office and public house. Community facilities include a village hall and playing field.

Mendlesham is conveniently located for access to the A140, which provides good road links north towards Diss (10 miles) and Norwich (29 miles); and south towards Ipswich (15 miles) and Stowmarket (8 miles). Diss, Norwich, Ipswich and Stowmarket all have railway stations, providing a regular commuter service to London Liverpool Street (78 minutes from Stowmarket Station).

The Property

The Whole

Hall Farm, Mendlesham extends to around 136.5 hectares (337 acres) in one convenient block. Sited centrally within, is a partially moated Grade II Listed manor house and a farmyard with a range of buildings.

Manor House

A substantial manor house with total internal accommodation extending to 5,000 sq ft across three floors.

The property benefits from three principal reception rooms on the ground floor; five bedrooms on the first floor and a large attic space on the second floor.

To the rear, the large lawn is bordered by trees and moat, with further grassed areas surrounding.

Farm Buildings

The farm has a range of traditional and more modern farm buildings, providing up to 1,000 tonnes of permanent and temporary corn storage.

Land

The land has been classified by MAFF as grade 3 arable, a mixture of Beccles 1 and Ashley series loam over clay, which supports a typical combinable and root crop rotation for this region. The land is farmed in 14 enclosures, although in practise, it could be farmed in 11 without further field amalgamation. The last four years of cropping can be found on the penultimate page of the brochure.

The land has benefitted from under drainage where necessary.

The fields are enclosed by hedges, roads, ditches and trees.



Lot 1

Lot 1 Mendlesham Hall and buildings set in 24.74 acres (10 hectares)

Mendlesham Hall, a Grade II Listed manor house built in the 16th century stands within its own grounds and is framed by a moat to three sides. A range of both traditional and more modern farm buildings lie to the north of Mendlesham Hall, fronting on to the public highway.

Arable land extending to 21 acres (8.5 hectares) in three enclosures surrounds Mendlesham Hall and the farm buildings to the east, south and west.

Lot I continued

Mendlesham Hall

A large five bedroom timber framed and rendered Grade II Listed manor house. The property is 'L' shaped with hipped plain tiled roof, two storeys and attic. There are two internal chimney stacks, one to each wing, each with four separate octagonal shafts. The property has a total of approximately 5,000 sq ft of internal space.

The ground floor accommodation comprises of a kitchen with pantry and utility room, dining room, two sitting rooms with French doors opening into the garden, an office and shower room. On the first floor there is a master bedroom with ensuite, four further bedrooms and family bathroom. A large attic on the second floor is partitioned into five sections.

To the south, the lawn is bordered by a mixture of deciduous and evergreen trees and moat, with further grassed areas surrounding.

To the front of the house is a brick garage measuring 5.2m (17ft) wide x 7.9m (26ft) long. The garage has a pitched asbestos cement sheet roof and brick walling.

The property is connected to mains electricity and water and has private drainage. Heating is provided from an oil fired boiler as well as open fires.

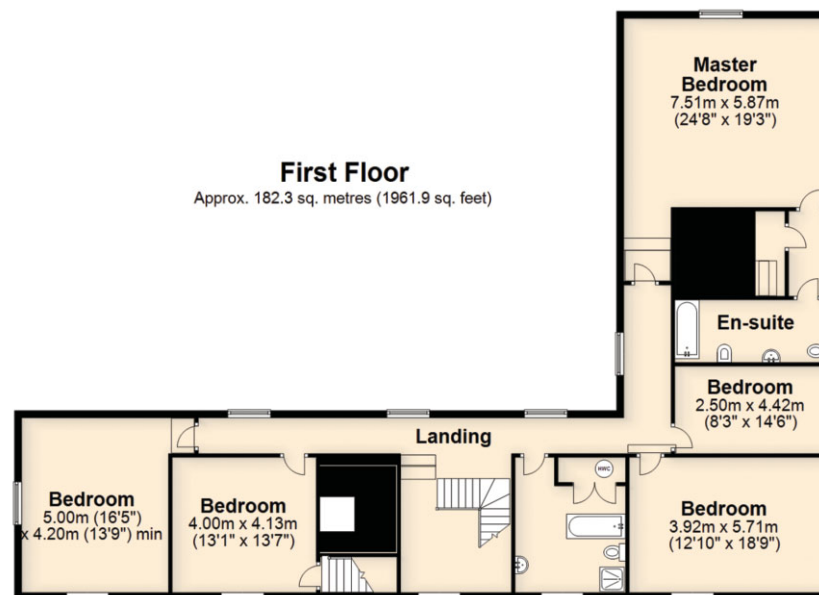
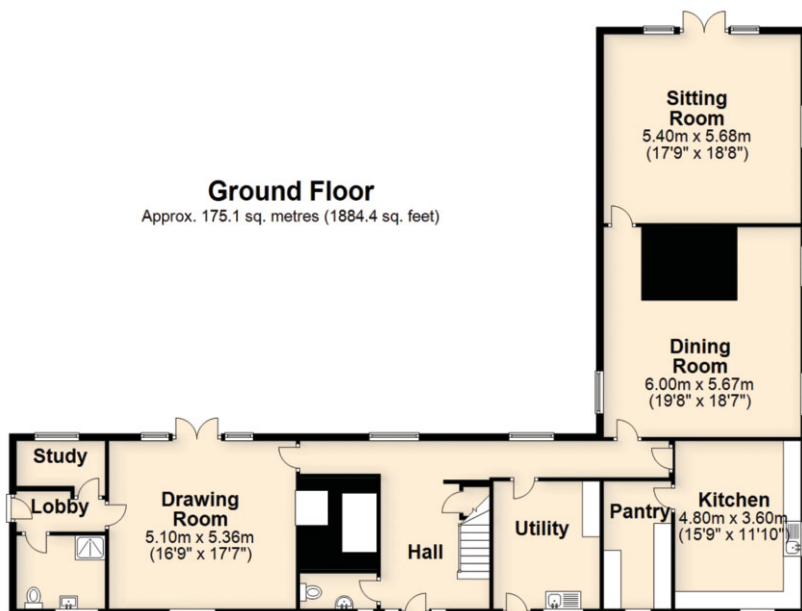
The Farm Buildings

To the north is a range of traditional and modern farm buildings, information for which can be found on the following pages. The area covered by the farm buildings and manor house is just under 4 acres.

The Land

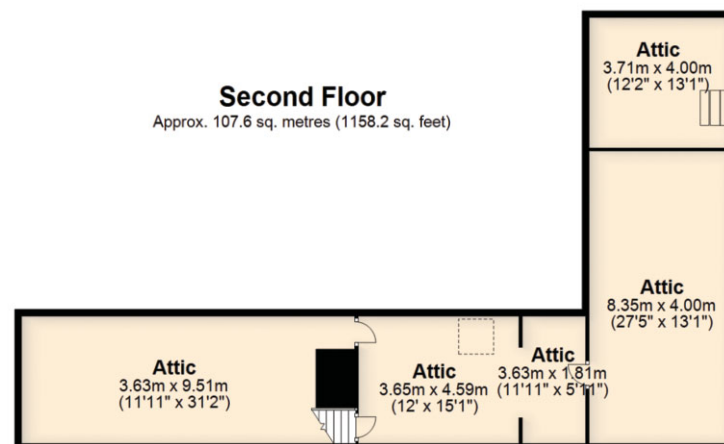
The arable land, located to the east, south and west, is presently cropped, although it could equally be grassed and fenced for livestock.





Total area: approx. 464.9 sq. metres (5004.5 sq. feet)

Hall Farm, Mendlesham





Lot I continued Farm Buildings

1. Machinery store and temporary grain store measuring 12.4m (41ft) wide x 27m (89ft) long, constructed in the 1970's. Six bay wooden frame with open frontage; partial breezeblock walling (to 5ft) and wooden cladding; asbestos cement roof; concrete floor in four bays and hard-core base in two. Height to eaves approximately 4.3m (14ft).
- 2a. Traditional storage barn, former milling barn, with first floor measuring 5m (16.4ft) wide x 12.80m (42ft) long. Wooden framed, mainly weatherboard cladding with part render cladding on a brick plinth. Asbestos cement roof and concrete ground floor.
- 2b. Traditional storage barn measuring 6.2m (20.3ft) wide x 12m (39.4ft) long. Wooden framed, with partial wooden and render cladding, corrugated iron roof and concrete floor.
3. General storage barn measuring 7.9m (26ft) wide x 8.5m (28ft) long. Asbestos cement and pantile roof, concrete floor and timber walling.
4. General storage barn presently used as a spray store, measuring 6.1m (20ft) wide x 6.4m (21ft) long. Pitched and part hipped pantile roof, concrete floor and brick cladding.
5. Silo grain store measuring 12.5m (41ft) wide x 14m (45ft) long. Concrete portal framed, with asbestos cement pitched roof, partial breezeblock walling, asbestos cement cladding and concrete floor. Within the building are six grain silos with a total capacity of nearly 300 tonnes – 2 x 65t silo's, 2 x 37t silo's, 1 x 70t silo & 1 x 25t silo.
- 6a. Lean-to grain store measuring 8m (26ft) wide x 14m (46ft) long. Concrete portal framed with asbestos cement roof, concrete floor, breezeblock walling, approximately 3m (10ft) grain walls and 4.11m (13.5ft) roller door added in 2016. Potential storage capacity of 180t.
- 6b. Grain store measuring 17.4m (57ft) wide x 23.2m (76ft) long. Concrete portal frame, with pitched asbestos cement roof, concrete floor, partial breezeblock walling (to north, east and west), metal walls to south and asbestos cement cladding to all sides. Approximately 3m (10ft) grain walls around interior, with a 5.6m (18.4ft) roller door added in 1995. Potential storage capacity of approximately 400t.

Three-phase electricity is connected to the site.



Building 1



Building 5



Buildings 6a & 6b

Lot 2



Lot 2 229 acres (92.6 hectares)

A block of productive arable land spread over seven enclosures.

The relief is gentle and the land is capable of producing high yielding crops. The present cropping is a combination of winter wheat, winter oilseed rape, sugar beet, spring beans, spring barley and spring wheat.

The land can be accessed off Hoggars Road along the north and west sides; and via Hobbies Lane along the east side, turning into a byway known as Whiteups Lane.

There is a concrete pad on the west side and the fields are bordered mainly by tree and hedge lined ditches.

The soil type is a mix of Beccles I and Ashley. Beccles I are slowly permeable seasonally waterlogged fine loamy over clayey soils, associated with similar clayey soils. Ashley are fine loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging associated with similar but wetter soils. Some calcareous and noncalcareous slowly permeable clayey soils.

There are two main electricity pylons sited on Lot 2, together with associated poles and wires.



Lot 3



Lot 3 83.5 acres (33.8 hectares)

A parcel of productive arable land.

The relief is gentle and the land is capable of producing high yielding crops. The cropping is as for Lot 2. The land has grass strips around some of the field edges as buffer strips for spraying purposes adjacent to ditches and a less practical field corner has been grassed.

The land can be accessed off Hoggars Road and there is a concrete pad immediately adjacent to the road for storage purposes. There are two main electricity pylons located on the land, together with associated poles and wires.



General

Important Notice If the purchaser for Lot 1 is different to Lot 2, then the purchaser of Lot 1 will be required to erect a boundary fence demarcating part of its eastern boundary within six months of completion.

Method of Sale The land is offered for sale by private treaty as a whole or in up to three lots. A 10% deposit will be paid upon exchange, with completion as soon as possible thereafter.

Services Lot 1 benefits from mains water and three-phase electricity.

Entitlements The relevant number of entitlements will be included in the sale and transferred to the buyer(s) after completion. In 2019, 133.79ha (330.59ac) were claimed for BPS purposes.*

Ingoing valuation Payment will be required for established crops on the basis of CAAV costings for cultivations, actual costs for seeds, fertilisers and sprays; and an enhancement value of £60 per acre for autumn sown crops being acquired in spring.

Tenure and Possession The property is for sale freehold with vacant possession upon completion.

Designations The land is within a Nitrate Vulnerable Zone (NVZ).

Outgoings The purchaser will be responsible for all charges from exchange of contracts.

Sporting, Mineral and Timber Rights All sporting, timber and mineral rights are included within the sale of the freehold insofar as they are owned.

Wayleaves, Easements and Rights of Way The property is offered subject to and with the benefit of all rights of way, whether public or private, all wayleaves, easements and other rights whether specifically referred to herein or not. Public footpaths cross through some of the land. There is an easement for an underground gas main and wayleaves for overhead electricity pylons and poles.

Assessments A land drainage charge is payable to the Environment Agency. The purchaser(s) will be responsible for the 2020 charge.

Land Drainage Plans available from TW Gaze.*

Employment There will be no transfer of employees with the sale.

Local Authority Mid Suffolk District Council: 0300 123 4000.

Council Tax Band G (2019/2020 - £2,898.60).

Health & Safety Given the potential hazards of a working farm, we would ask you to take all reasonable precautions as is possible when making an inspection for your own safety, particularly around the farm buildings. In all cases an inspection must be made by prior appointment through the agent's office.

Information Pack Is available from TW Gaze.

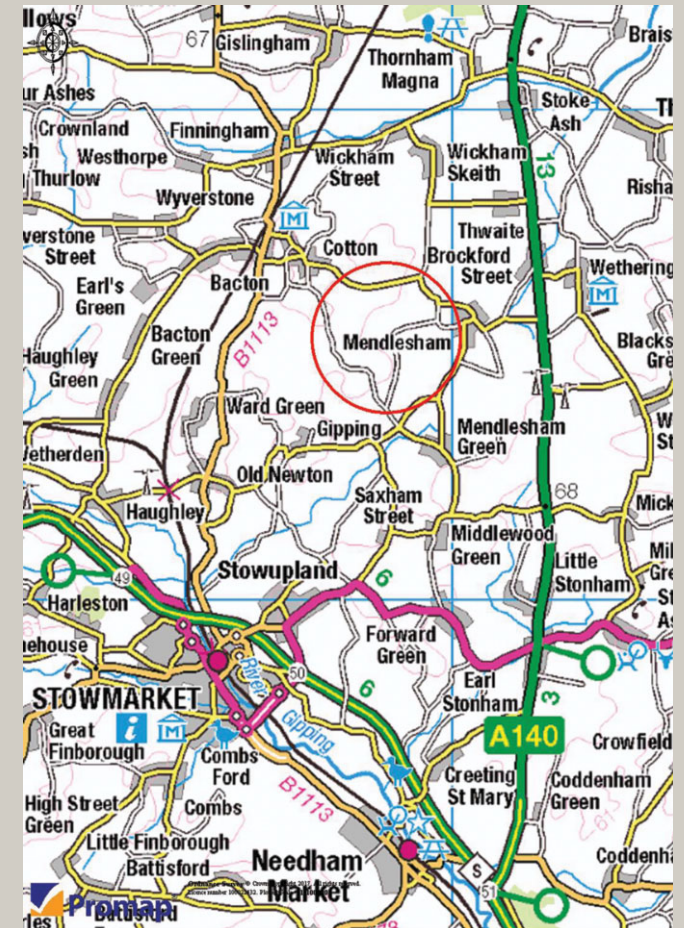
VAT Should any sale of the land and buildings or any right attached to it become a chargeable supply for the purposes of VAT, such tax shall be payable by the purchaser in addition to any other sums.

Title The property is registered under title number SK312006.

Viewings By prior appointment with TW Gaze.

Directions From A140, exit west signed towards Mendlesham. Follow this road and at the T junction, turn left onto Brockford Road, then round to the right onto Church Road and into Mendlesham village. Turn left onto Front Street and turn right into Mill Road, passing The Fleece public house. Continue along Mill Road and into Hobbies Lane. Take the 1st left turn signposted to Gipping. Follow this road and Hall Farm will be seen after around 400 metres on the left hand side. Postcode IP14 5SU.

Items marked with an asterisk indicate that a copy of the relevant document(s) is held at the Agent's offices and can be emailed to interested parties or viewed by prior appointment.



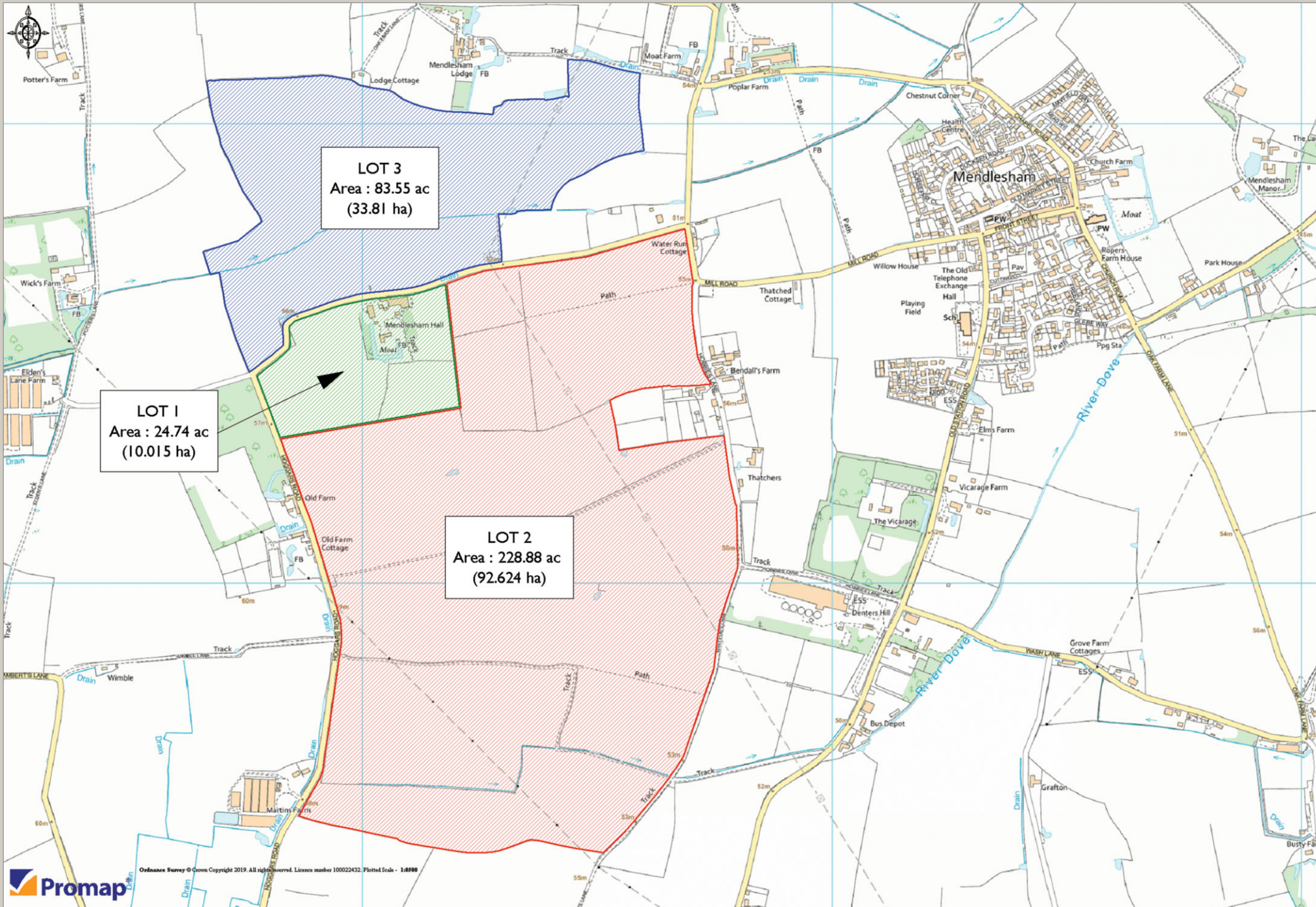
Important Notice TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Schedule of Areas and Cropping

	Map Sheet	RLR No.	Ordnance Survey No.	RLR Area		Ordnance Survey Area		Description	Cropping			
				Ha	Ac	Ha	Ac		2016	2017	2018	2019
LOT 1	TM0865	9147	9345	5.64	13.94	5.744	14.19	Arable	WW	SBe	WW	OSR
	TM0965	1242	1243	1.76	4.35	1.782	4.40	Arable	WW	OSR	WW	WW
	TM0965	pt 2359	pt 1557	0.97	2.40	0.97	2.40	Arable	WW	SBe	WW	OSR
	TM0965		pt 1557			1.333	3.29	Farm Buildings, House & Garden				
	TM0965		0549			0.186	0.46	Moat				
				8.37	20.69	10.015	24.74					
LOT 2	TM0964	1970	1569	13.13	32.43	13.193	32.60	Arable	OSR	WW	SBe	WW
	TM0964	2653	2949	10.58	26.14	10.533	26.03	Arable	WW	WW	SB	SW
	TM0965	pt 2359	pt 1557	2.17	5.36	2.17	5.36	Arable	WW	SBe	WW	OSR
	TM0965	2845	2844	3.53	8.72	3.56	8.80	Arable	SB	WW	OSR	WW
	TM0965	3020	pt 0006	19.13	47.27	19.11	47.22	Arable	OSR	WW	WW	SB
	TM0965	3604	pt 0006	31.80	78.58	31.798	78.58	{ Arable	WW	OSR	WW	SBe
									WW	SB	WW	OSR
									SB	WW	OSR	WW
	TM0965	5455	5457	12.22	30.20	12.258	30.29	Arable	WW	OSR	WW	SBe
				92.56	228.70	92.624	228.88					
LOT 3	TM0965	0163	9870	9.39	23.20	9.376	23.17	Arable	WW	SBe	WW	SB
	TM0965	1391	0005	24.50	60.54	24.434	60.38	{ Arable	SB	SBa	OSR	WW
									WW	SB	WW	OSR
				33.89	83.74	33.81	83.55					
	Total Area			134.82	333.13	136.449	337.17					

WW - Winter Wheat; OSR - Oilseed Rape; SB - Sugar Beet; SBe - Spring Beans; SBa - Spring Barley; SW - Spring Wheat



LOT 3
Area : 83.55 ac
(33.81 ha)

LOT 1
Area : 24.74 ac
(10.015 ha)

LOT 2
Area : 228.88 ac
(92.624 ha)

Rural Business

Our Ref: I/H97/JEB/pb
Your Ref:
Email: E.Baskerville@twgaze.co.uk
Direct Dial: 01379 646 820

Date as postmarked

Dear Sir or Madam

Hall Farm, Mendlesham, Suffolk, IP14 5SU

We have pleasure in enclosing the details for Hall Farm, Mendlesham, Suffolk. The offer represents a good opportunity to acquire a ring-fenced block of arable land complete with residence and farm buildings at its centre.

The farm is offered for sale as a whole or in up to three lots, with the following guide prices:-

Lot 1: Mendlesham Hall and farm buildings set in 24 acres of arable land	£740,000
Lot 2: 228.8 acres of arable land	£1,880,000
Lot 3: 83.5 acres of arable land	£690,000
As a whole	£3,250,000

For more information or to arrange a viewing, please contact Edward Baskerville or Simon Kirk at the Diss Office on 01379 651931.

Kind regards

Yours faithfully



Edward Baskerville MRICS FAAV

Enc