

*A ring fenced block of productive arable and grassland extending to 128.79 acres (52.12 hectares), located in an attractive rural position close to Framlingham.*

Guide Price  
£1,175,000 Freehold  
Ref: C1561

Land at  
West Farm  
Cransford  
Nr Framlingham  
Suffolk IP13 9PQ



For sale as a whole, with vacant possession.

Contact Us



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## **Introduction**

The land at West Farm, Cransford extends to approximately 128.79 acres (52.12 hectares) and comprises a ring fenced block of predominantly arable land situated between Framlingham and Saxmundham.

## **Method of Sale**

We are instructed to offer the land for sale by private treaty inviting offers for the whole with the intention of achieving exchange of contracts as soon as possible with completion four weeks thereafter.

It is expected that the purchaser will be required to sign an 'Exclusivity Agreement' with a 5% 'Exclusivity Fee' being paid to and held by the Vendor's solicitor. A copy of the draft 'Exclusivity Agreement' is available from the Agent.

## **Vendor's Solicitor**

Thompson, Smith and Puxon. Stable 6, Stable Road, Colchester, Essex, CO2 7GL Tel: 01206 217077.  
Contact: Will Quince Email: will.quince@tsplegal.com

## **Location**

The land lies close to the centre of Cransford, a small rural village within close proximity to the historic market town of Framlingham, which is under two miles away.

The popular coastal town of Aldeburgh and the Suffolk Heritage Coast lie some twelve miles to the east and the County Town of Ipswich is approximately fifteen miles to the south. The A12, which lies just five miles to the south, provides a direct link to Woodbridge, Ipswich, and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated just beyond Wickham Market.

## **Description**

The land comprises predominantly arable land, but also includes a most attractive area of traditional grassland which runs through the centre of the property. In total, the land extends to approximately 128.79 acres (52.12 hectares) and is shown for identification purposes outlined red on the enclosed plan.

The arable land totals 117.49 acres (47.54 hectares) and comprises six good sized and shaped arable fields all of which have direct access onto a public highway.

The land has been farmed to a high standard and in recent years, has been let under a Farm Business Tenancy (FBT). The soil type is classified as Grade 3 under the DEFRA 1:250,000 Land Classification Map, being productive loam and clay soil, ideally suited to arable and grass rotations. The land, which is predominantly drained, has typically been in a white straw rotation of winter wheat, oil seed rape, beans and spring barley. The current cropping is winter wheat and spring barley. The field boundaries are defined by well maintained ditches and mature hedgerows and there are a number of mature oaks within the property.

The grassland, which totals 11.30 acres (4.75 hectares), is a hidden gem and comprises two traditional grass fields interspersed with mature trees. There is water connected (cattle trough) and there is a small brick outbuilding located close to the field entrance on the northern end.

The grassland is registered as a Site of Special Scientific Interest (SSSI) and is known and registered as 'Cransford Meadow'. It was originally registered as a SSSI in 1985 and it is noted that this unimproved grassland site has a very rich variety of fauna and flora. As recommended within the management agreement as registered by English Nature, the annual growth of vegetation is removed with cattle grazing the land during the summer months.

## **Viewings**

At any reasonable time, with particulars in hand, by prior arrangement with the Agents.

## **Rights of Way, Wayleaves and Easements**

There are no rights of way traversing the property.



## **Timber, Sporting and Minerals**

All standing timber and mineral rights (except as reserved by statute or to the Crown) are included in the sale of the freehold. The sporting rights are included in the sale of the freehold but are being reserved by the vendor for a period of 20 years.

## **Environmental Stewardship Scheme**

The land falls within a Mid Tier Countryside Stewardship Agreement (Agreement number 1463299), which commenced on 1st January 2023 and terminates on 31st December 2027. The purchaser will be obligated to take on the terms of the Agreement through to its termination.

## **Boundaries**

The vendor shall not be required to define the boundaries on the ground. These are shown for identification purposes only outlined red on the enclosed plan. Purchasers should satisfy themselves with regard to these and no error, omission or misstatement will allow the purchaser to rescind the contract nor entitle either party to compensation thereof. The property is registered with the Land Registry under Title Number SK3971.

## **Town and Country Planning**

The property is sold subject to any development plans, tree preservation orders, ancient monument orders and Town and Country schedules or other similar matters that may be or come into force. As detailed above, the grassland is registered as a SSSI.

## **Outgoings & VAT**

The land is sold subject to any drainage rates and other outgoings that may be relevant. Should any sale of the land, or any right attached to it, become a chargeable supplier for the purpose of VAT, such VAT shall be payable by the purchaser in addition to the contract price.

## **Tenure and Possession**

The land is sold freehold with vacant possession, subject to the existing Farm Business Tenancy. Notice has been served, to terminate the tenancy on 30th September 2025. The final year's rent will be apportioned upon completion.

## **Restrictive Covenant**

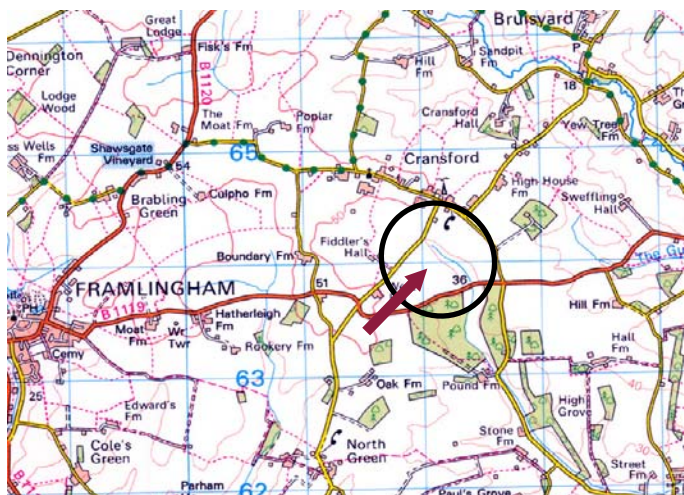
The vendor will be implementing upon completion, a covenant on the three arable fields lying between West Farm and the SSSI, prohibiting the use on this area to anything other than agricultural.

## **Information Pack**

An 'Information Pack', containing details relating to cropping, land drainage, Environmental Stewardship Scheme etc., is available for inspection at the Agent's office or can be emailed to interested parties.







## Directions

From the Agent's office, proceed along Station Road, taking the first left hand turn into Fore Street. Continue up the hill and out of Framlingham on the B1119 and after approximately one and a half miles, the land is situated on the left hand side, as identified by the Clarke and Simpson 'For Sale' board.

For those using What3words app:  
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## NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/surveyors investigations as to the construction type of the property and its condition. Any distances, and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions, building contents or building regulations have been applied for or approved.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

May 2025