

A good size block of attractive and arguably, some of the most productive farmland in Suffolk, on the market for the first time in over 75 years, located near Laxfield.

Guide Price:
£2,195,000 Freehold
Ref: W606(B)

Land at
Blue House Farm
Laxfield
Suffolk
IP13 8EQ



Available as a whole or in up to three lots:

Lot 1 - 78.33 acres (31.70 ha) of bare arable land -	Guide Price £765,000
Lot 2 - 134.46 acres (54.42 ha) of arable land -	Guide Price £1,320,000
Lot 3 - 11.10 acres (4.49 ha) of arable land -	Guide Price £110,000

As a whole - Guide Price £2,195,000

Contact Us



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Location

The land lies outside the rural Suffolk village of Laxfield at the interconnection of the B1116 and B1117.

Laxfield is one of the most desirable villages in the area with its two public houses, The Royal Oak and The King's Head, known as The Low House. The historic market town of Framlingham is about 7 miles from the property and offers comprehensive facilities including a large Co-op supermarket, as well as pubs and restaurants. Stradbroke is approximately 3 miles away and also offers local shops and services including a sports centre as well as numerous clubs and societies. Diss is approximately 13 miles distant and offers mainline rail services to London's Liverpool Street Station, Ipswich and Norwich.

Method of Sale

We have been instructed to offer the property for sale by private treaty inviting offers for the whole or in up to three lots with the intention of achieving exchange of contracts as soon as possible with completion four weeks thereafter or sooner by agreement. The Vendor would favour selling the property as a whole.

It is expected that the purchaser/s 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.

Vendors' Solicitor

Birketts LLP, Providence House, 141-145 Princes Street, Ipswich, Suffolk, IP1 1QJ. Telephone: 01473 406333, Contact Name: Tom Verrill. Email: tom-verrill@birketts.co.uk.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX.

Description

The land at Blue House Farm offers a Purchaser an opportunity to acquire a block of outstanding land extending in all to approximately 223.89 acres (90.61 ha) of predominantly arable land which is arguably some of the most productive land within the county. This is the first time since 1949 that the land has been offered to the market.

Lying within a rural yet easily accessible location, the land boasts far reaching views across the landscape towards Laxfield and beyond.

The land is classified as Grade 3 on the Land Classification Series of England & Wales, being predominantly of the Beccles 1 soil series being a high yielding slowly permeable fine loamy soil.

The land has been farmed in hand to a high standard and, given the good quality of the land, has been drilled at a lower seed rate of approximately 125kg/ha yet still impressively achieving an average yield of 11t/ha in the past two years.

There is good access into each lot directly from the public highway through a number of gateways. The land has typically been in a white straw rotation of first and second wheats followed by oil seed rape. The land has also had the benefit of muck every three years. A straw for muck arrangement is something that the vendor would be willing to consider with an incoming purchaser.

A full breakdown of the previous five years' cropping is available from the Agent.

The land is offered for sale in three lots and is shown for identification purposes outlined red and coloured blue orange and green on the enclosed plan.

Lot 1 - Arable Land

78.33 acres (33.70 ha) - coloured blue on the enclosed plan.

Situated to the west of Blue House Farm, this lot comprises an attractive block of arable land with access directly from the B1117. The land is generally flat in topography with good sized arable fields divided by well maintained and substantial internal ditches.

The land can also be accessed directly from a track to the south within the neighbouring landowner's ownership. Further details regarding this access are available from the Agent.

There are two further arable fields being retained and the Vendor is willing to discuss ongoing farming of them under a Farm Business Tenancy.



Lot 2 - Arable Land

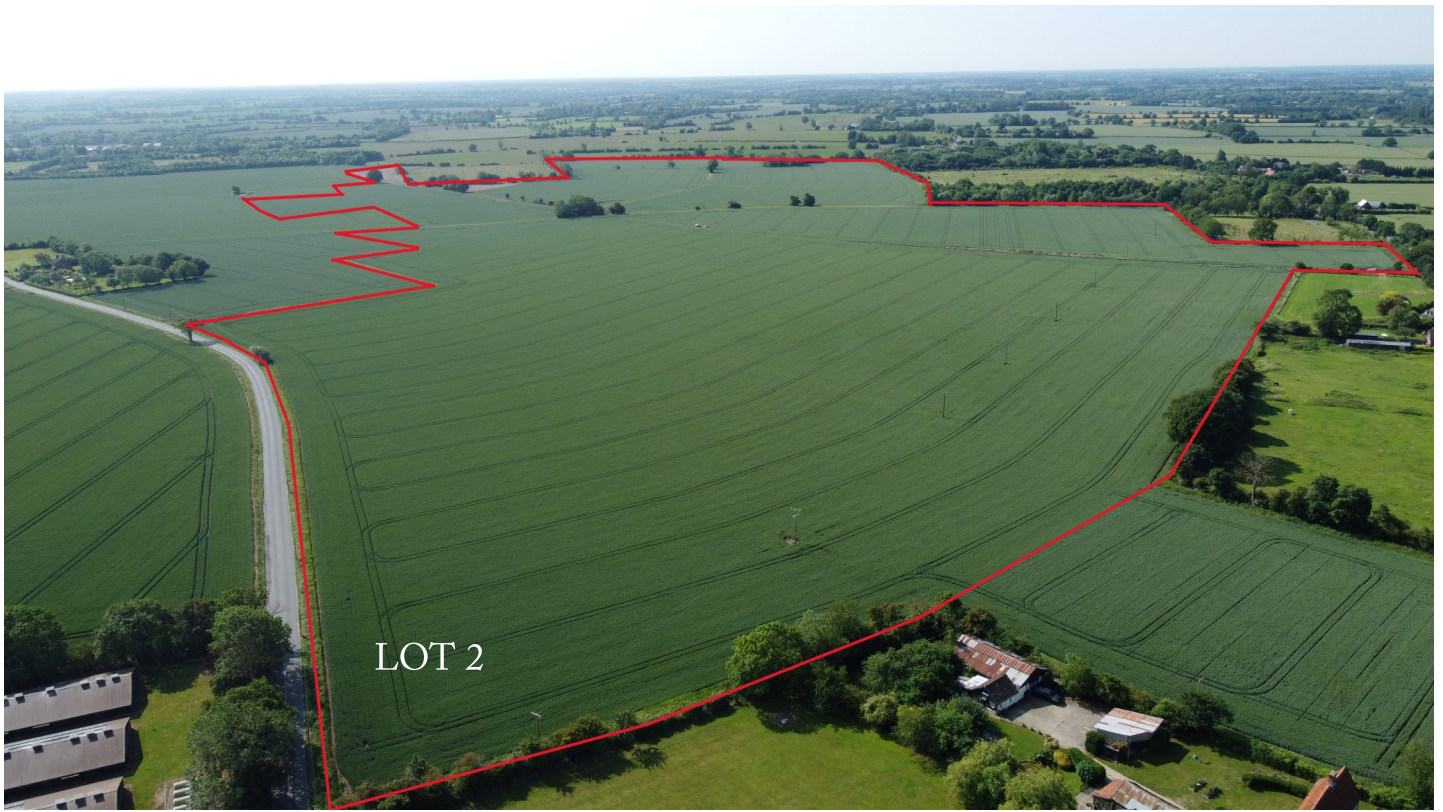
134.46 acres (54.42 ha) - coloured orange on the enclosed plan.

Lying to the east of Blue House Farm, this lot comprises a very productive parcel of arable land with excellent size fields for modern farm machinery. Access can be obtained from the B1116 and the B1117. The internal track being the former Mid Suffolk railway provides excellent access to the land throughout. There is a small woodland spinney which can be accessed directly from the central track.

The Vendor is retaining part of the larger field known as 56 acres and is willing to either fence or leave unfenced giving the purchaser an opportunity to farm that area on a Farm Business Tenancy going forward. Further details are available from the selling agent.

The Vendor will retain a right of way over the land coloured purple on the enclosed plan for all purposes and at all times to access their retained grass paddock.

The land benefits from its own separately metered water connection which could provide a purchaser with a useful source of water for spraying. Further details available from the Agent.



Lot 3 - Arable Land

11.10 acres (4.49 ha) - coloured green on the enclosed plan.

A compact parcel of bare arable land with direct road access from the B1117.

Viewings

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

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land.

The Vendor will reserve a right of way over the short section of track coloured purple within Lot 2 for all purposes and at all times and maintenance shall be according to user.

Unusually for a parcel of land for this size there is only a small section of public footpath within Lot 2. There are no bridleways over the holding.

The access track located on the neighbouring property to the south of Lot 1 falls within the ownership of the neighbour but has been used as an access track to the land since its purchase in 1949. Further details can be obtained from the selling Agent.

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.

Boundaries

These are shown for identification purposes only on the attached plan. Purchasers should satisfy themselves with regard to these as no error, omission or misstatements will allow the purchaser to rescind the contract nor entitle either party to compensation thereof.

The land is registered with the Land Registry under Title Numbers SK391994 and SK391995.

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.

Outgoings

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

VAT

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 for sale freehold with vacant possession upon completion.

Quotas & Basic Payment Scheme

No entitlements nor any other quotas are available with the land.

The Vendor has entered into a Sustainable Farming Incentive (SFI) agreement. SFI agreements are not generally transferrable to a purchaser and upon completion the Vendor will notify the Rural Payments Agency (RPA) of the land ownership change whereupon an assessment will be made by the RPA as to whether the agreement can continue.

Ingoing Valuation

If applicable, in addition to the purchase price, the Purchaser will take over and pay for all cultivations and growing crops upon completion. Payment is to be made at the figure assessed by the Vendor's agent based upon CAAV rates or contractors' rates where applicable and invoiced costs of seed, fertiliser and sprays applied plus enhancement value.



Information Pack

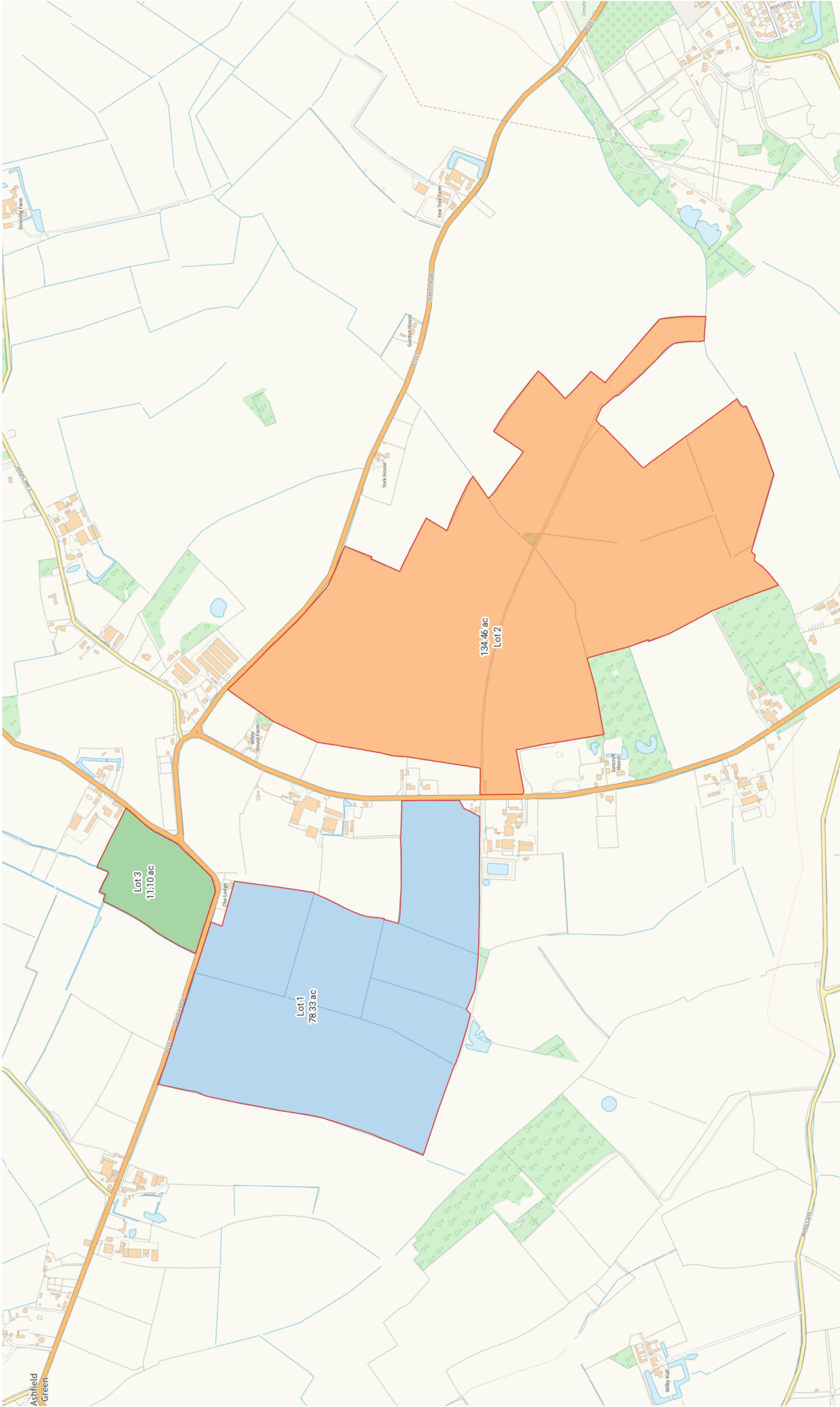
An information pack containing further details relating to previous cropping, land drainage, title etc is available for inspection at the Agent's Office or can be emailed to interested parties.

Lotting and Cross Rights

If the Property is sold in Lots, there may be reserved rights agreed to benefit each Lot and the Vendor's retained land and to ensure the continued access, maintenance and supply of services across the Property. Further details of these rights can be obtained from the Agents.



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/their 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 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. *June 2025*



Directions

From Framlingham head north along the B1116 for approximately 6 miles. Prior to the road junction with Laxfield Lot 2 can be found on the right hand side as indicated by the For Sale board. Continuing along the B1116 onto the B1117 towards Stradbroke. The remaining lots can be found on both sides of the road after approximately 3/4 mile.

For those using what3words:-

Lot 1: outhouse.edicts.requested

Lot 2: roofed.digestion.oasis

Lot 3: turns.perused.wriggle

