

For Sale by Online Auction

An unusual opportunity to acquire a range of commercial and agricultural buildings & yard extending to 3.30 acres (1.33 hectares) in an attractive setting near Woodbridge.

Guide Price

£295,000 Freehold

Ref: F1441(G)

Moors Farm

School Lane

Hollesley

Suffolk IP12 3RF



Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

For Sale By Timed Online Auction - 20th November 2025

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **20th November 2025** and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 28 days thereafter. For details of how to bid please read our Online Auction Buying Guide. The Seller's solicitor has prepared an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Vendors' Solicitor

Barker Gotelee, 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk, IP5 3RF. Telephone: 01473 611211. Contact Names: Miles Coates. Email: miles.coates@barkergotelee.co.uk

Local Authority

East Suffolk Council. East Suffolk House, Station Rd, Melton, Woodbridge IP12 1RT. Telephone: 0333 016 2000. Email: customerservices@eastssuffolk.gov.uk

Location

Moors Farm enjoys a coveted location in east Suffolk, in close proximity to the Suffolk Heritage Coast at Shingle Street and within the Suffolk Coast and Heath National Landscape. Moors Farm lies on the eastern outskirts of the village of Hollesley and just eight miles to the southeast of the desirable riverside town of Woodbridge from where there are regular train services to Ipswich and where direct trains run to London Liverpool Street Station in just over an hour. The A12 main road bypasses Woodbridge and Hollesley is 75 miles from the A12/M25 junction.

Description

The land and buildings at Moors Farm, Hollesley offers the Purchaser an exciting opportunity to acquire a range of farm buildings, extending in all to approximately 3.30 acres (1.33 hectares), as outlined red on the enclosed sale plan.

Formally a pig unit, in recent years, the property has been used for agricultural and commercial uses and now provides great scope to improve and further develop the site, subject to the necessary consents that may be required.

Buildings

Dutch Barn 88' x 44' (26.8m x 13.4m)

Concrete frame with concrete block walls to approximately two metres with asbestos clad walls thereafter with asbestos roof over a concrete floor. Open gable ends.

Traditional Barn 37'4 x 29'2 (11.4m x 8.9m)

An attractive red brick traditional building with asbestos roof with lean-to on one elevation. Formerly used as an office with W/C facilities. The building also houses the site electrical infrastructure.

4 x Farrowing Houses 96' x 53'6 (29.2m x 16.5m)

Concrete block construction with asbestos roof with some recent improvements. Two with steel roller doors, two with wooden double doors.

Concrete Yard

An extensive and versatile area, mainly redundant, with former outdoor pig pens and 3x freestanding feed hoppers. Freestanding Howard slurry containment tank.

Fixtures and Fittings

Unless described in these particulars, all fixtures and fittings are specifically excluded from the sale.



Rights of Way, Wayleaves, Easements Etc.

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land. In addition, a right of way will be reserved over the track coloured yellow (between points A and B on the plan), which gives access to the vendor's retained land.

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 outlined red on the enclosed 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 property is registered with the Land Registry and forms part of Title Number SK365716.

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.

The vendor notes that the local authority search discloses that changes of use were obtained by predecessors in title in the years up to 2011 to allow for the commercial use of certain parts of the Property. The Seller returned buildings to agricultural use and notified the local authority of this, although no planning consent was sought for this change as the buildings were previously agricultural.

Outgoings

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

Services

Moors Farm has mains electricity connected. There is water at the property which the vendor believes is a mains connection, but does not presently use it and does not have any water bills.

With regard to mains drainage, The Drainage and Water search result from Anglian Water Services Limited (dated 16/09/2025) states that the Property is not connected to a public sewer. The Seller believes (but has not tested and does not warrant) that one of the two manholes near the northern boundary on the Property may connect to a public sewer and therefore it may be possible to connect the property to the public sewerage system. The Buyer must make its own enquiries of Anglian Water to establish whether this is, in fact, correct and whether a connection is possible.

Asbestos Report

An asbestos report for the property is included within the Auction Legal Pack. The Seller has not acted on the recommendations of the report and please note the report does include other buildings which were owned by the vendor but which are not located at Moors Farm.

Overage

There are two existing overage provisions in favour of previous owners of Moors Farm. These terminate on 30th March 2030 and 30th December 2040 respectively - please refer to the Auction legal Pack for further details.

Tenure and Possession

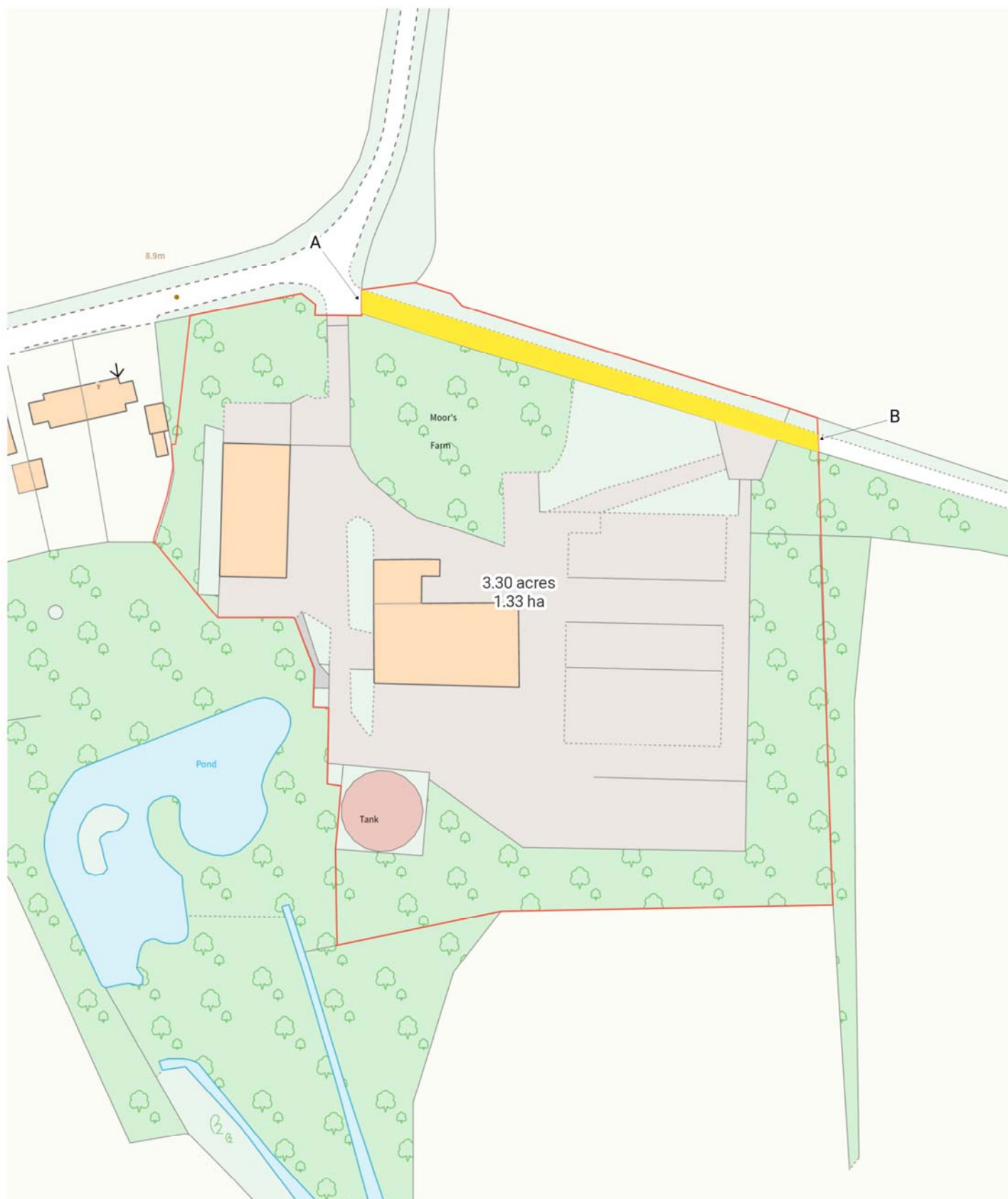
The property is for sale freehold with vacant possession upon completion.

Viewings

Strictly by arrangement with the Agent.

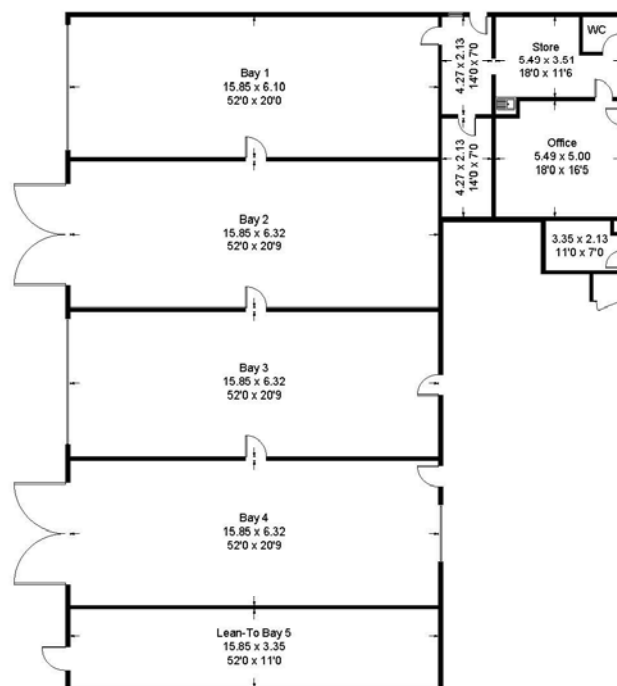
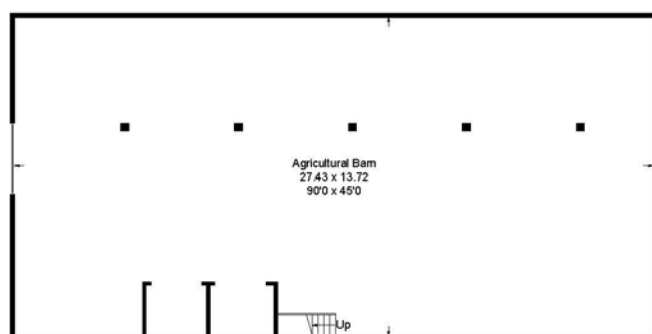






Moors Farm, Hollesley

Approximate Gross Internal Area = 910.5 sq m / 9800 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

NOTES

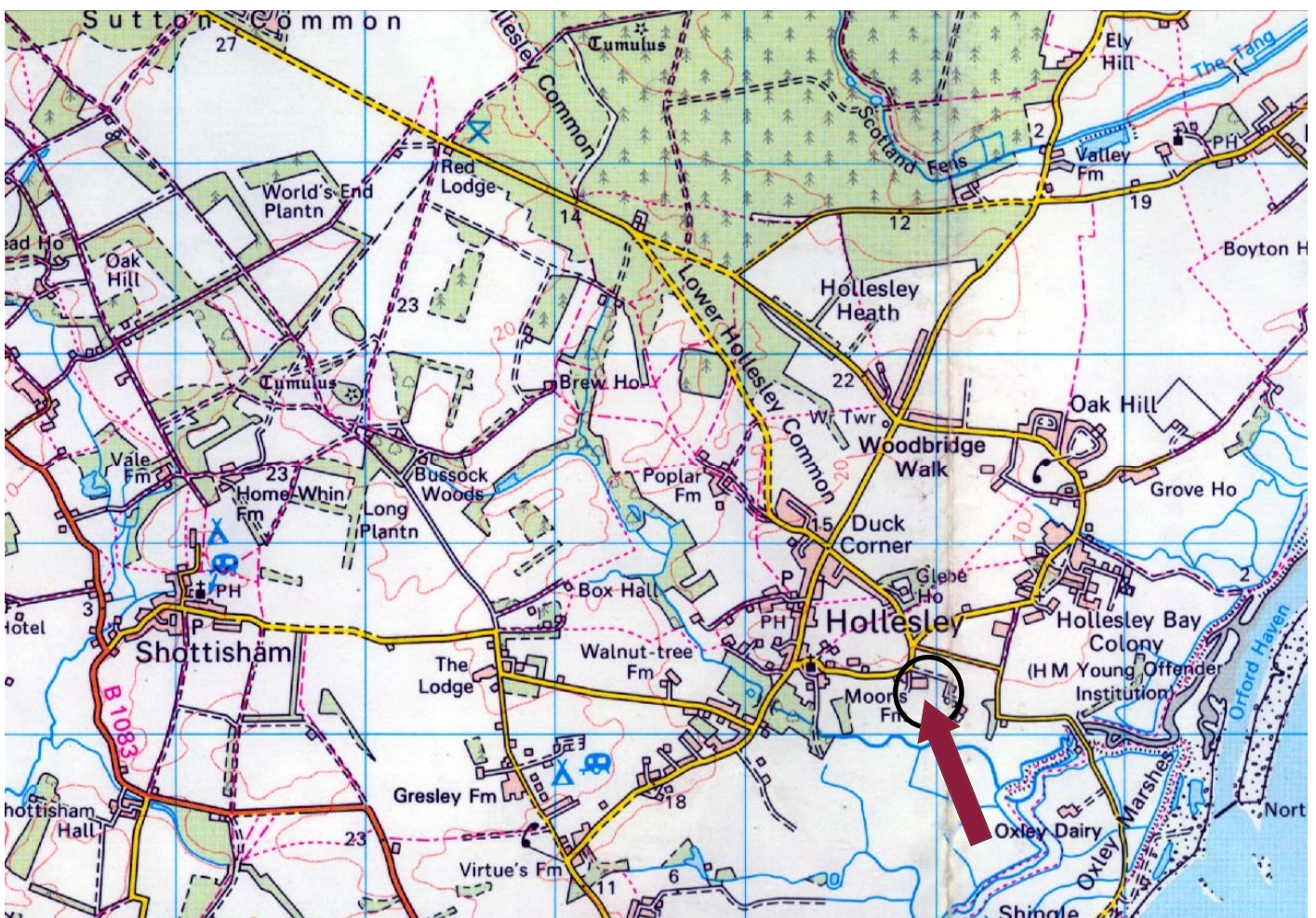
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
5. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
6. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
7. The property stands in a pleasant rural location. It should be noted however that the field to the west of the site has outline planning permission for residential redevelopment. However, this does not appear to be an intensive site and Clarke and Simpson can provide an indicative plan of the current proposed layout, via email.

October 2025

Directions

Heading south along the A12 from Wickham Market to Woodbridge, turn left at the first roundabout onto the A1152 signposted Melton. Go straight over at the traffic lights and having passed over the railway line, turn right onto the B1083. Take the next turning left signposted Hollesley. Upon entering the village of Hollesley, at Duck Corner, go straight on for approximately quarter of a mile, taking the first turning right and Moors Farm will be found a short distance on the left hand side and as identified by the Clarke and Simpson 'For Sale' board.

For those using the What3Words app: [///pining.waxer.deeds](https://www.what3words.com/pining.waxer.deeds)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.