

A well maintained 4 bedroom farmhouse along with a first class range of buildings with grounds of 7 acres, plus a block of agricultural land of 25.7 acres, for sale as a whole or in two lots.

Guide Prices - For Sale as a whole or in two lots:

Whole - £1,200,000 Freehold

Lot 1 - £940,000 Freehold

Lot 2 - £260,000 Freehold

Ref: C1156 (D)

Wood Farm
Crowfield Road
Stonham Aspal
Suffolk IP14 6AW



Lot 1 - Renovated and extended house with sitting room, study, kitchen/dining room, utility room and downstairs shower room. Four bedrooms and bathroom.

58' x 30' modern barn and 42' x 19' traditional barn. Four bay cartlodge. Stores and garaging.

Agricultural land. In all, 7 acres.

Lot 2 - A productive area of agricultural land extending to 25.77 acres.

Contact Us



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

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

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

Location

Wood Farm is situated on the southern edge of the village of Stonham Aspal, off a pleasant country lane. The village benefits from a primary school and also the well renowned Stonham Barns, which offers a range of shops, cafes and businesses, a post office, golf driving range, owl sanctuary, hairdressers and beauticians. Stonham is ideally located, less than 2 miles from the A140 and from there, just under 5 miles from the A14. It is just 34 miles from Norwich and 12 miles from the centre of Ipswich where there are all day to day shopping facilities, as well as national stores, supermarkets and rail services to London's Liverpool Street Station scheduled to take just over the hour. Debenham is approximately 5 miles from the property. This thriving village has a small supermarket, butchers, post office, café, public house, leisure centre and well regarded high school. Within 24 miles of the property is the Heritage Coast with destinations such as Aldeburgh.

Method of Sale

We have been instructed to offer the property for sale by private treaty inviting offers for the whole or in two lots. Should the property be sold in two lots, Lot 1 will be sold before Lot 2. Due to the agricultural nature of the property, it is recommended that a buyer uses a solicitor who has agricultural conveyancing expertise. The agents would be happy to provide a recommendation.

Description

Wood Farm is a particularly impressive and smart property that in total, extends to 32.83 acres. It is offered as a whole or in two lots. Lot 1 has a refurbished and extended four bedroom detached house that has UPVC double glazing throughout and a ground source heat pump serving the central heating. The house has a B rated EPC. There are also a substantial range of PV panels that provide an income and reduced electricity costs. Adjacent to the dwelling are an excellent range of buildings that include a modern barn known as New Barn, and a traditional barn, known as Old Barn. In addition are cart lodges, garages and stores. There are more formal gardens that surround the house that include a substantial pond. To the east of the domestic area is agricultural land. In all, this lot extends to 7.06 acres (2.86 hectares) (STMS).

Lot 2 comprises an attractive block of agricultural land extending to 25.77 acres (10.43 hectares) (STMS). This has its own access from Crowfield Road.

The Accommodation

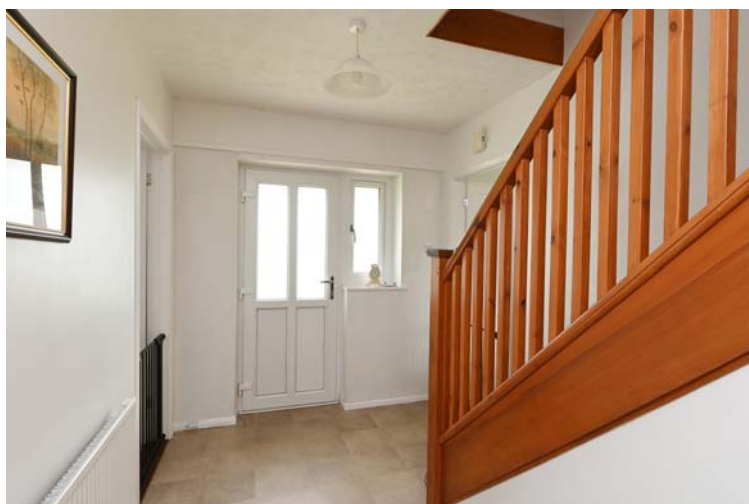
Lot 1 - Wood Farm House

Ground Floor

A porch leads to the front door flanked on one side by a window that opens to the

Hallway

Stairs to the first floor landing with understairs cupboard. Radiators. Built-in storage cupboard. Boiler cupboard that is home to the boiler with pressurising tanks. Doors lead off to the reception rooms, utility room, downstairs shower room and kitchen/dining room.



Sitting Room 18' x 13'10 (5.49m x 4.22m)

A dual aspect room with east and west facing windows to the front and rear of the property. Fireplace with wood burning stove on a granite hearth and with sandstone surround. Radiator.



Study 14' x 9' (4.27m x 2.74m)

West facing window to the front of the property. Radiator.

Utility Room 14' x 8'7 (4.27m x 2.62m)

A spacious room with high and low level wall units and wood block work surface. Stainless steel sink with mixer taps above. Space and plumbing for washing machine and condenser drier. Radiator. East facing partially glazed door with a window to once side opening to the rear veranda.



Shower Room

Comprising shower unit, WC and hand wash basin with cupboard below. Ladder style towel radiator. Shaver point. Tiled flooring. South facing window with obscured glazing.

Kitchen/Dining Room 20'2 x 15'3 (6.15m x 4.65m)

A good sized dual aspect room with north and south facing windows overlooking the gardens and south facing French doors leading to the veranda. Fitted with a modern range of high and low level wall units with under unit lighting. Range cooker with extractor fan above. Integrated dishwasher. Wood block work surface with butler sink and mixer taps above. Radiator.





The stairs from the ground floor hallway lead to the

First Floor

Landing

Built-in airing cupboard with slatted shelving. Hatch to roof space with pull down ladder. Light tunnels. Radiator. Doors lead to the four bedrooms and bathroom.

Bedroom One 18' x 14' (5.49m x 4.27m)

A dual aspect double bedroom with pleasant views to the east and west over the grounds and land. Radiators.



Bedroom Two 25'4 x 10'11 (7.72m x 3.33m)

A double bedroom with restricted vaulted ceiling. East facing window with views over the land. Radiator. Hatches to eaves.



Bathroom

Comprising bath, WC and hand wash basin. Radiator. Shaver point. East facing window with part obscured glazing.



Bedroom Three 11'5 x 10'3 (3.48m x 3.12m)

A double bedroom with west facing window overlooking the front of the property. Radiator.



Bedroom Four 10'3 x 6'7 (3.12m x 2.01m)

A good sized single bedroom with west facing window to the front of the property. Fitted hanging rail with shelf above. Radiator.

Outside

The property is approached from the small lane by twin, remote controlled five bar gates. These lead to a driveway and a substantial area of hard standing for parking. Adjacent to this is a concrete parking area specifically for the house and further reinforced concrete yard adjacent to all the buildings.

To the front of the house, the west, is a vast area of grass with ponds that could be used domestically or as paddocks. Please note this is subject to an overage provision (see Overage section). Surrounding the house but predominantly to the north are the more formal gardens that are enclosed by hedging. This area is home to the ground source heat pump pipework and beyond is an orchard and a small copse. To the east of the house and buildings is the land. Whilst currently cropped, this could be a further paddock. It is enclosed by a grass belt and hedges.

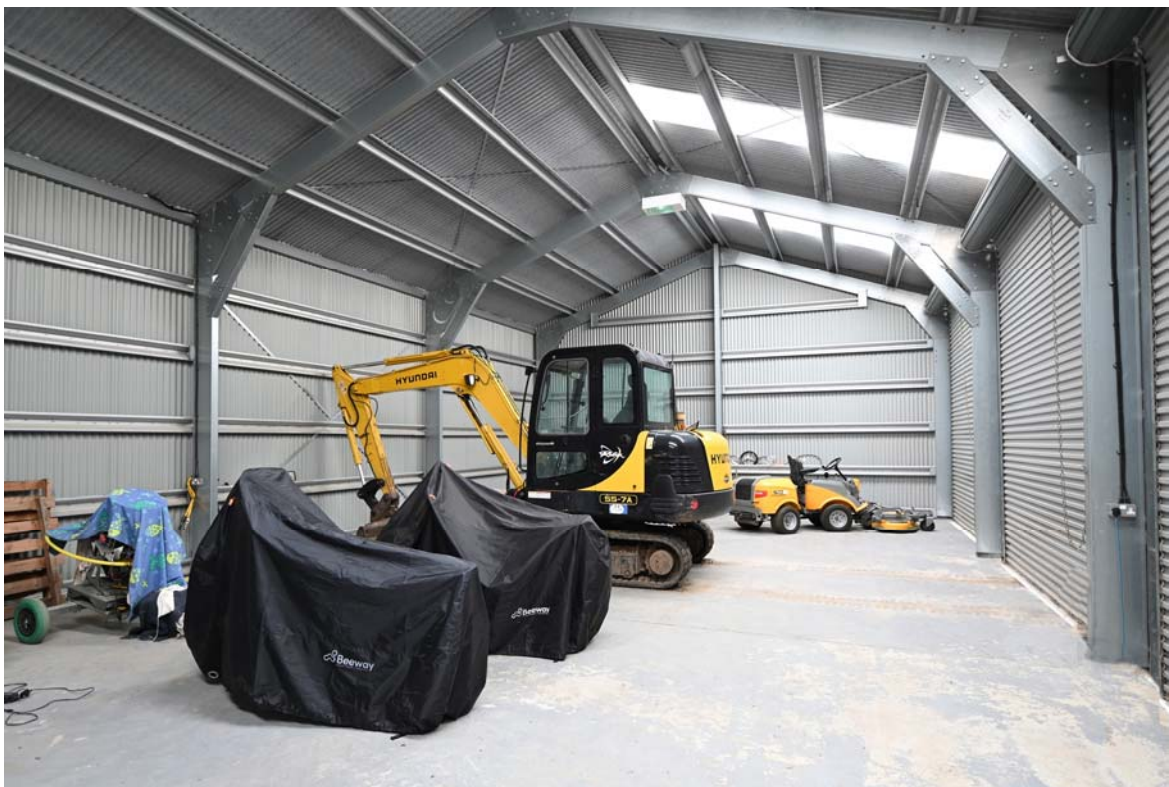




The Buildings

Building 1 - New Barn 58' x 30' (17.68m x 9.14m)

A substantial modern building constructed of steel portal frame with corrugated sides and roof. To the front are four manual roller shutter doors, each with a width of approximately 12' and a height of approximately 12'5". There is a personnel door at one end and the building has its own individually metered electricity supply and on the roof are PV panels, half of which serve the New Barn, and the other half, the farmhouse.



Building 2 - Old Barn 42' x 19' (12.80m x 5.79m)

A traditional Suffolk barn of predominantly timber framed construction with weatherboarded elevations on a brick and concrete plinth under a corrugated roof. The building has been refurbished and has a raised sliding door to one side and a porch with stable style door to the other. The Old Barn has an individual electricity supply and there are PV panels on the roof serving the said supply.



Building 3 - Cartlodge 51' x 14' (15.54m x 4.27m)

An open fronted cart lodge with four bays of timber framed construction with part weatherboarded elevations under a peg tiled roof. At one end is a storage building of 17' x 14' with stable style doors.



Building 4 - Garage 49' x 10' (14.94m x 3.05m)

Of timber framed construction with weatherboard elevations under a corrugated roof. This has been used as garages and has two stable doors opening to the yard.

Building 5 - Store 14' x 10' 94.27m x 3.05m)

Of timber framed construction with weatherboarded elevations under a corrugated roof.



Lot 2 - Land to the south of Wood Farm House

Lying to the south of Wood Farmhouse and its buildings is 25.77 acres (10.43 hectares) of agricultural land. The land is enclosed by well maintained mature hedgerows and ditches. This attractive block of land consists of predominantly heavy soil types. It has been farmed in hand to a high standard under a contract farming arrangement. The contract farmer has indicated that if possible, they would be keen to continue farming the land for a purchaser. The crop rotation for the last three years is/has been, 2023 - Spring Peas, 2022 - Winter Wheat, 2021 - Oil Seed Rape. There is good access directly from the public highway.





Viewing

Lot 1 - By prior appointment with the agents. Lot 2 - At any reasonable time with particulars in hand by prior arrangement with the agent. Given the potential hazards of a working farm and associated machinery, we please ask that you be as vigilant as possible for your own personal safety when making an inspection of the land.

Services

Lot 1 - There are three electricity supplies serving the farmhouse and buildings. The farmhouse has an individual supply along with PV panels on the roof of the New Barn. Ground source heat pump serving the farmhouse with radiators throughout. Modern sewage treatment plant. The Old Barn, has a separate electricity supply with PV panels. The New Barn has a separate electricity supply, with PV panels. Single metered water supply. Hard wired security system.

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 property. There are no known rights of way crossing the farm.

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 on the enclosed plan. Lot 1 is shown in pink and Lot 2 in blue. The land hatched black is subject to an Overage provision. The land is registered with the Land Registry under Title Number SK314154.

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. It is believed that VAT is not applicable.

Tenure and Possession

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

Holdover

The Vendor reserves the right of holdover for the growing, harvesting and storage of certain crops through to 30th September 2023.

Basic Payment Scheme

The land is registered under the Basic Payment Scheme and it is anticipated that the Vendor will make the 2023 claim.

Ahead of any more detailed announcement, DEFRA advised in 2022 that Basic Payment would be delinked from land and farming activities after 2023. This is understood to mean that occupation of farmland in 2024 and thereafter, will not give rise to any Basic Payment. The Purchaser will be able to consider the options offered under DEFRA's Environmental Land Management and other schemes.

The Vendor will retain the Basic Payment Scheme income from the 2023 scheme year and the Purchaser/s will indemnify the Vendor in respect of all action, cost, claims and demands in connection with any failure on the part of the Purchaser to comply with cross compliance requirements in respect of the 2023 scheme year.

Environmental Stewardship Scheme

The land is not currently included within an Environmental Stewardship Scheme.

Ingoing Valuation

It is not anticipated that there will be an ingoing valuation, but 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.

Overage

The land hatched black on the site plan within the sales particulars is subject to an overage provision. If, within the next 20 years, any permission is granted for the construction of dwellings on this area, the Vendor will receive 30% of the uplift in value. For the avoidance of doubt, the overage will not be triggered by the building of domestic outbuildings, commercial buildings or annexes.

Lotting and Cross Rights

If the Property is sold in Lots, there may be reserved rights agreed to benefit each Lot and to ensure that there is continued access, maintenance and supply of services across the Property.




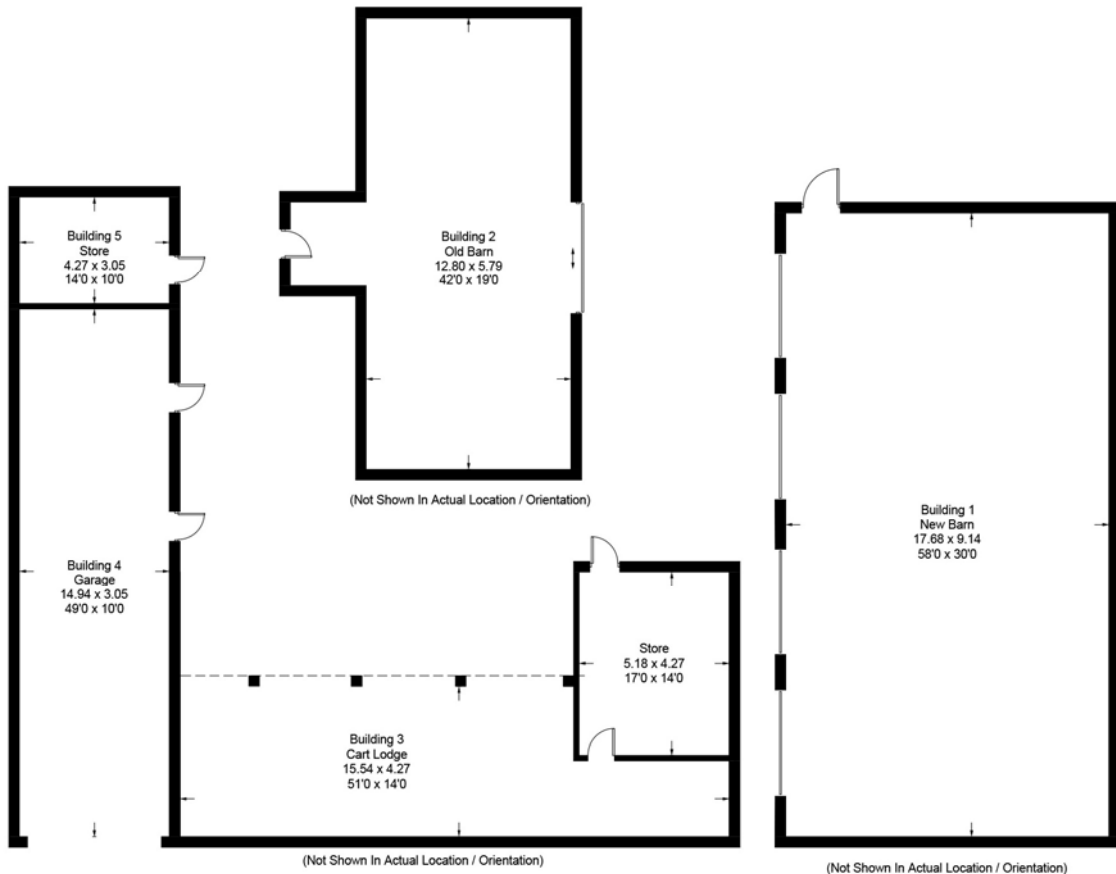
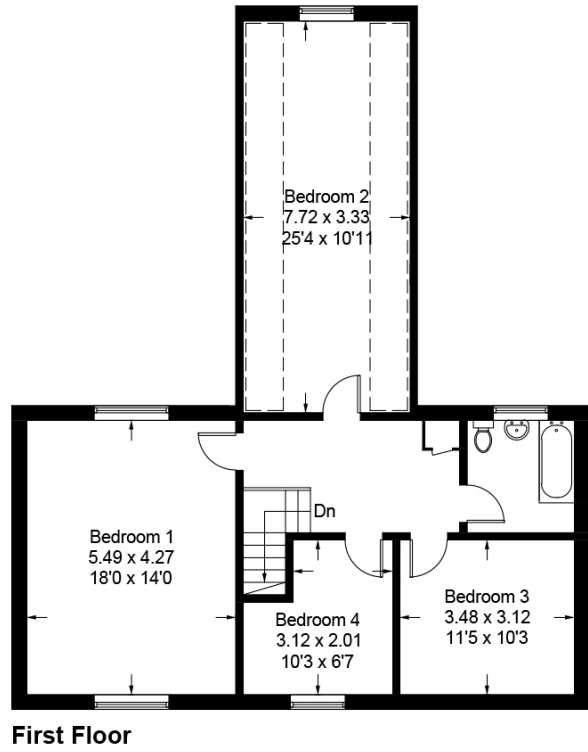
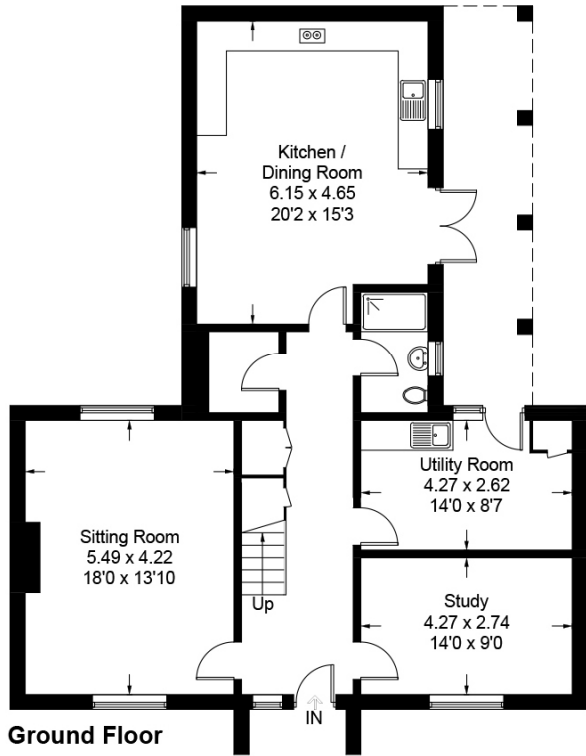
Wood Farm, Stonham Aspal

Approximate Gross Internal Area = 185.9 sq m / 2001 sq ft

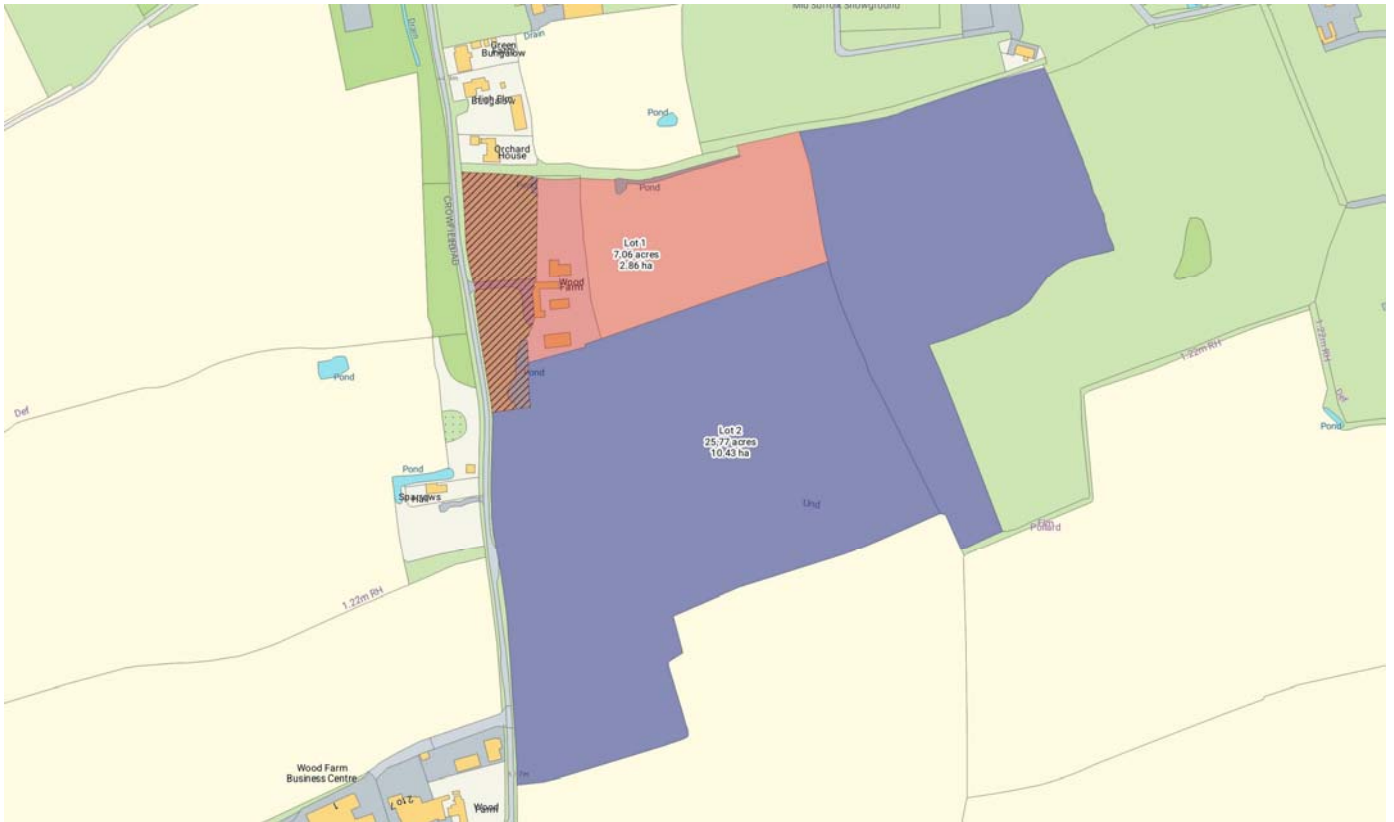
Outbuildings = 399.7 sq m / 4302 sq ft

Total = 585.6 sq m / 6303 sq ft

 = Reduced headroom below 1.5m / 5'0"



Site Plan



Council Tax; Farmhouse - Band E; £2,386.40 payable per annum 2023/2024

EPC Rating = Band B (copy available upon request)

Local Authority; Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

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.

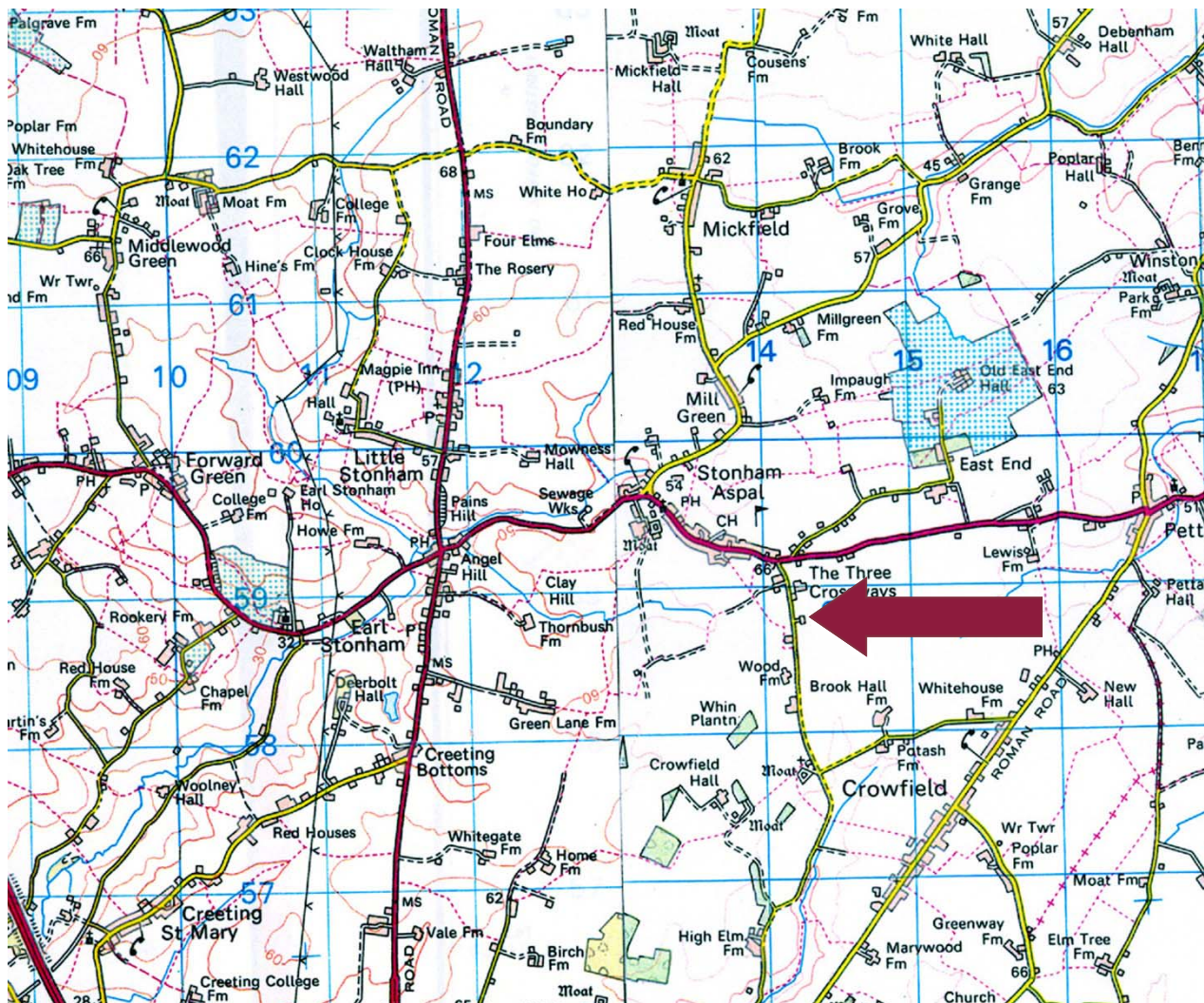
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

May 2023

Directions

Heading west from Ipswich on the A14, take the junction towards Norwich onto the A140. Proceed until turning right onto the A1120 towards Stonham Aspal. Proceed through the main part of the village and then turn right before Stonham Barns onto the Crowfield Road. Wood Farm can be found a short way along on the left hand side of the road.

For those using the What3Words app: [///appoints.cheesy.toasted](http://://appoints.cheesy.toasted)



Need to sell or buy furniture?

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