

BUILDING SURVEYORS

ESTATE MANAGEMENT

CLARKE & SIMPSON

ESTATE AGENTS

CHARTERED SURVEYORS

Reference: C1031/H

FOR SALE BY AUCTION

(Unless previously sold)

49.48 hectares (122.27 acres) of highly productive arable land located close to Framlingham in the attractive Deben Valley



**Land at Kettleburgh Hall
Kettleburgh
Suffolk IP13 7LD**

LOT 1

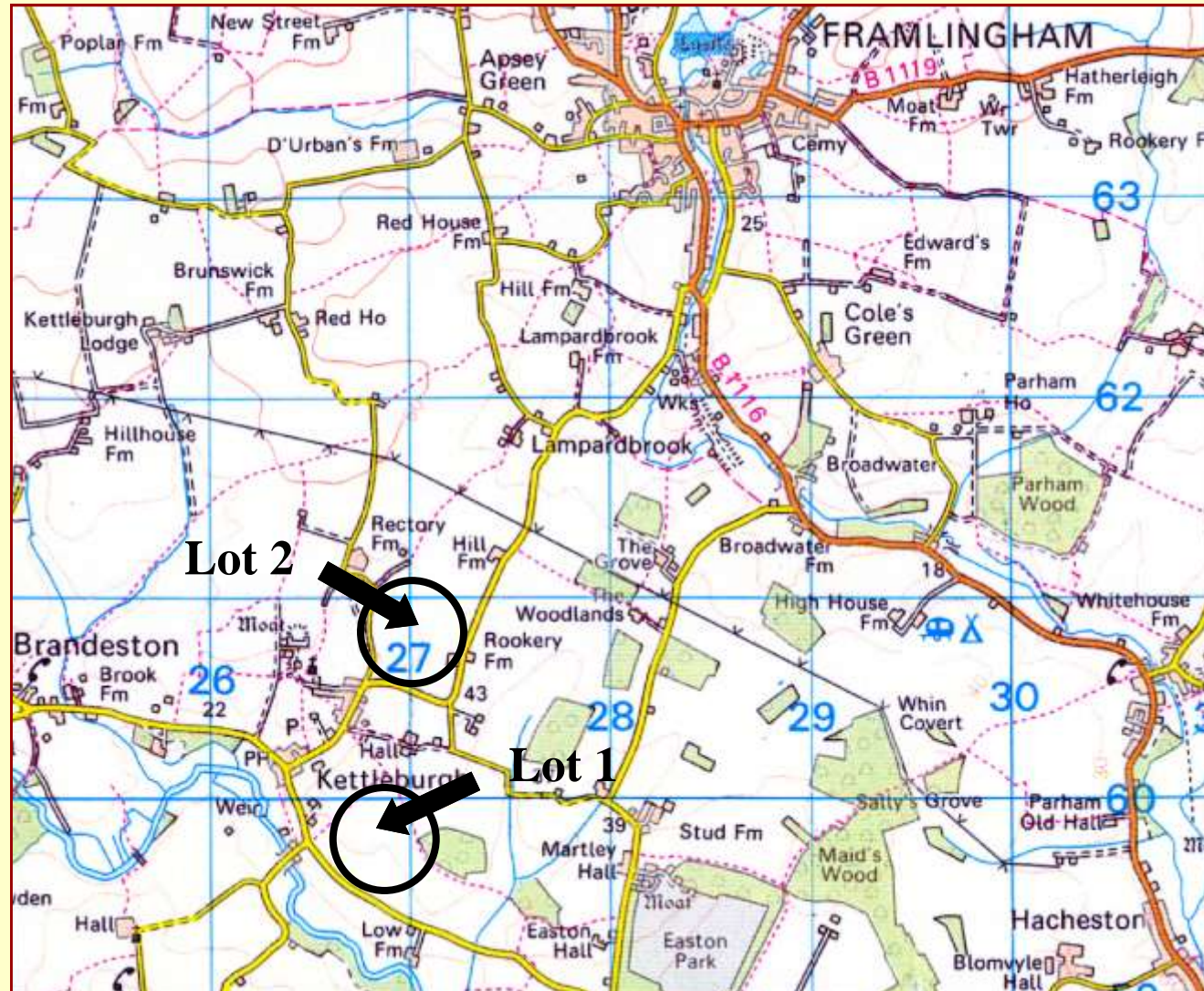
43.05 hectares (106.38 acres): Reserve price of £640,000

LOT 2

6.43 hectares (15.89 acres): Reserve price of £95,000

**AUCTION TO BE HELD AT 6.00PM ON WEDNESDAY 7TH JULY 2010
AT SECKFORD HALL HOTEL, NEAR WOODBRIDGE, SUFFOLK, IP13 6NU**

oholloway@clarkeandsimpson.co.uk
Telephone 01728 724200 Fax 01728 724667
Well Close Square, Framlingham, Suffolk, IP13 9DU
www.clarkeandsimpson.co.uk



Need a survey, planning advice or architectural drawings?

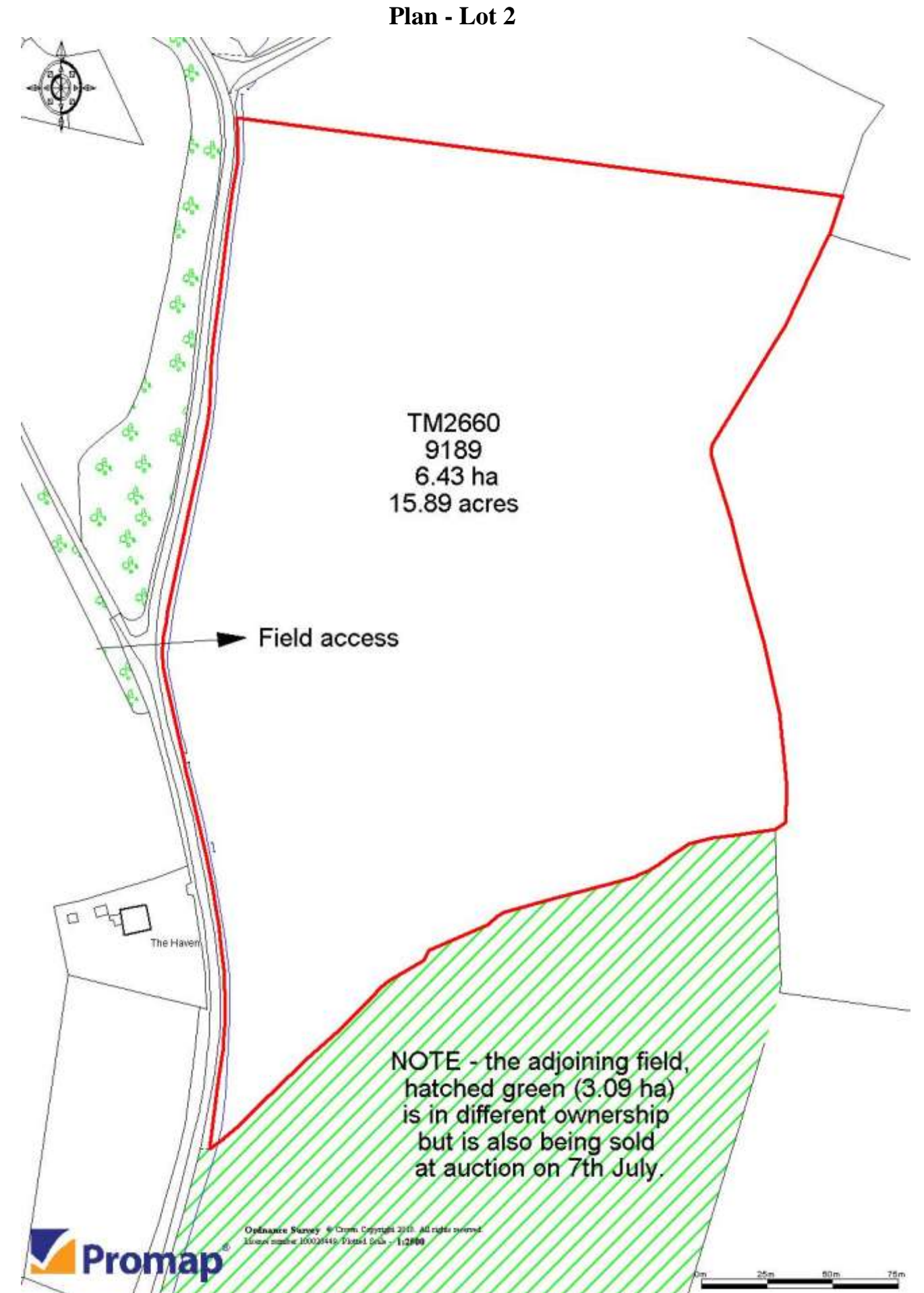
If so, we would be pleased to assist — please call Roger Horton MRICS for Building Surveys, or Rob Pearce RIBA for planning and architectural work on **01728 621200**.



LOT 1

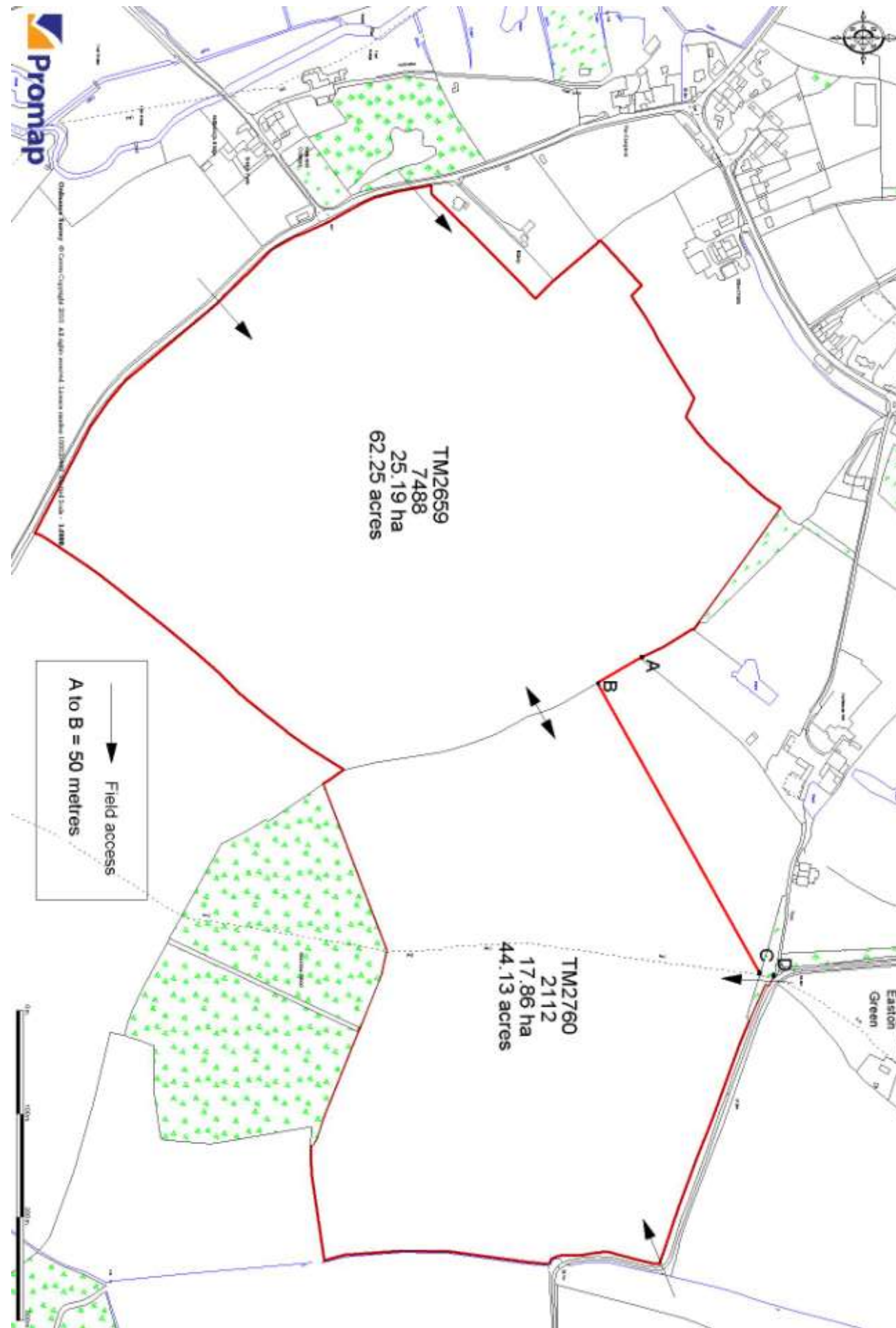


LOT 2



For identification purposes only - Do not scale

Plan - Lot 1



For identification purposes only - Do not scale

METHOD OF SALE

We are instructed to offer the land for sale by Auction at 6pm on Wednesday 7th July 2010, unless previously sold. For our clients to accept an offer prior to the auction, a premium price would have to be put forward and the purchaser would be required to sign the contract in the offices of Clarke & Simpson and put down a 10% deposit well in advance of the auction date. Whilst any offers will be considered prior to the auction, the Sellers are under no obligation to accept them.

If either of the lots are sold in the auction room, the respective contract will be signed immediately and the purchaser will put down a 10% deposit, completion taking place no more that 28 days later.

We advise that the prospective purchasers put their solicitors in touch with the Vendor's solicitors to make any enquiries before the auction. A full legal pack of information will be available in due course and prospective purchasers should inform the Vendor's solicitors if they wish to receive these and there may be a charge in this regard.

VENDOR'S SOLICITORS

Messrs Birkett Long, Essex House, 42 Crouch Street, Colchester, Essex, CO3 3HH. Telephone Number: 01206 217312. Email: david.wybar@birkettlong.co.uk For the attention of David Wybar.

VIEWING

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

For directions, please refer to the location plan on the back of these particulars.

LOCATION

The land is situated in a very pleasant rural setting within the Deben Valley in the very popular east Suffolk village of Kettleburgh. The land is approximately three miles from the historic Market Town of Framlingham, fifteen miles west of the heritage coast of Aldeburgh and Woodbridge, which is on the banks of the River Deben is only eight miles to the south.

The County Town of Ipswich, from where there are intercity rail services directly to London's Liverpool Street Station (taking just over the hour) lies approximately thirteen miles to the south.

DESCRIPTION

LOT 1

Lot 1 comprises two arable fields which extend to approximately 43.05 hectares (106.38 acres) of attractive and highly productive arable land. The land is shown for identification purposes outlined red on the attached plan.

The larger field (Field No 7488) measures 25.19 hectares (62.25 acres) and the adjoining field (Field No 2112) totals 17.86 hectares (44.13 acres). The land has been well farmed for a number of years under an arable rotation consisting mainly of wheat, sugar beat, oil seed rape and beans. Currently, the land is currently cropped in winter wheat and winter beans. The land is mostly medium-heavy in texture and is provisionally classified as Grade II under the DEFRA 1:250,000 Land Classification Map. The land is very well drained and copies of the drainage plans are available for inspection at the Agent's office.

Both fields have excellent road frontage and the location of the field entrances are shown with arrows on the plan. The land is not currently within any Environmental Stewardship Schemes.

LOT 2

This arable field (Field No 9189) which borders directly onto Rectory Road, Kettleburgh, amounts to 6.43 hectares (15.89 acres). The land is shown for identification purposes in red on the attached plan.

This productive field is of similar high quality to Lot 1 and has been farmed in the same rotation and is also well drained. The land is currently cropped with winter wheat but with a wide grass margin along the western side. The land is not currently within any Environmental Stewardship Schemes. A prospective purchaser may be interested to note that the field immediately adjoining to the south (Field No 9366), which totals 3.09 hectares (7.63 acres) is also being sold at auction on the 7th July, albeit it is in different ownership to Lots 1 and 2 described above.

TENURE AND POSSESSION

The land has been farmed for a number of years by a nearby farmer, Messrs J H & S M Wall, originally under a Contract Farming Arrangement but more recently by way of a Farm Business Tenancy (FBT) and the land is sold subject to their tenancy. Vacant possession can be obtained on the 10th October 2011, subject to the appropriate Notice to Quit being served on the tenants after completion. The tenants have indicated that they would be prepared to give vacant possession on the land after harvest 2010, subject to agreeing a financial compensation package with the prospective new owner. Further details can be discussed with the Agents.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES ETC.

The property is sold subject to and with the benefit of all wayleave, easements and rights of way that may affect the land. There are two public footpaths crossing Lot 1, but there no known rights of way traversing Lot 2.

TIMBER, SPORTING AND MINERALS

All sporting, standing timber and minerals are included within the sale of the freehold of each lot.

BOUNDARIES

The boundaries are shown for identification purposes outlined red on the attached plans. Purchasers should satisfy themselves with regard to these as no error, omission or mis-statement will allow the purchaser to rescind the contract nor entitle either party to compensation thereof.

A newly created boundary has been formed within Field No 2112 and as shown marked between points 'A', 'B', 'C' and 'D' on the plan.

Title to Lot 1 is registered with the Land Registry under Title Number SK244281 and Lot 2 is registered under Title Number SK133467.

TOWN AND COUNTRY PLANNING

Each lot is sold subject to any development plans, tree preservation orders, ancient monument orders, town and country schedules or similar matters that may be or come in force.

OUTGOINGS

Each lot is sold subject to any drainage rates and other outgoing that may be relevant.

SINGLE PAYMENT SCHEME

The land has been registered under the Single Payment Scheme.

Lot 1 - 39.61 Entitlements at a 2009 value of £375.29 and 3.44 Entitlements at a 2009 value of £173.19.

Lot 2 - 5.92 Entitlements at a 2009 value of £375.29 and 0.51 Entitlements at a 2009 value of £173.19.

All Entitlements have a use by date of 2011.

The Entitlements are currently held by the tenants, Messrs J H & S M Wall and there is a provision within the FBT for them to return the Entitlements to the Landlord (or nominated party) at tenancy termination.

There are no other quotas or contracts attached with the land.

RESTRICTIVE COVENANT

There will be a restrictive covenant against the future rearing or keeping of pigs and poultry on the land within Lot 1.

VALUATION

There will be no ingoing valuation in respect of the sale of the land. The tenant will leave the land as stubble after harvest 2010 or 2011 depending when vacant possession is given.

USEFUL CONTACTS

Environment Agency
Cobham Road
Ipswich
Suffolk
IP3 9JE

Tel: 01473 727 712

District Council
Suffolk Coastal District Council
Council Offices
Melton Hill
Woodbridge
Suffolk

Tel: 01394 383789

DEFRA
Block B,
Government Buildings
Brooklands Avenue
Cambridge
CB23 2DR

Tel: 01223 462727