



Irrigated Root and Vegetable Land, Freckenham, Suffolk

In all 102.94 hectares (254.35 acres)

Fordham 3½ miles Cambridge 17½ miles
Newmarket 6½ miles

For sale as a whole or in 2 lots by private treaty

Contact: Jim Bryant or Edward Russell

01223 841841

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PROPERTY CONSULTANTS

Rural Agency



Introduction

The land at Freckenham offers a rare opportunity to purchase an irrigated light land farm specifically designed and managed for the growing of high value root and vegetable crops. The underground main irrigation system is supplied by both bore hole and reservoir. In addition to the land offered for sale, irrigation hydrants are also available for use on the neighbouring farmland, which offers potential of further irrigated root crop land.

Directions

From the A11 at Red Lodge take the Freckenham Road. The land is located either side of the road after approximately one mile.

The Land

The land is classified as Grades 3 and 4 according to the Ministry of Agriculture Fisheries and Food Land Classification Series and is described from the Newport 4 and Moulton soil associations as predominantly deep well drained sandy soil with a smaller area of fine loam over chalk. All the land is suitable for growing cereals, sugar beet, carrots, parsnips, onions and potatoes.

The fields are divided by a number of hard and softwood spinneys.

The installation of the irrigation system by the vendors has created an excellent area for the growing of intensive root crops and field scale vegetables.

The land has been well farmed taking particular care to observe acceptable rotation systems and regularly produces high yielding quality root crops for the specialist and supermarket trades.

The cropping for the 2002/03 harvest year is carrots, parsnips, potatoes and set-aside.

Details of the previous cropping for the last 10 years are available from the selling agents.

Lot 1 49.224 hectares (121.64 acres)

Single block of arable land with 25 million gallon irrigation reservoir.

Lot 2 53.733 hectares (132.78 acres)

Arable land with road frontage.

Method of Sale

The land is offered for sale by private treaty as a whole or in two lots. However, offers will be considered on any part. Those interested in any specific areas are invited to submit proposals to the selling agents.

If sold in lots the benefit of the irrigation will be apportioned subject to Environment Agency approval and all easements required will be provided.

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Tenure

The land is offered for sale with vacant possession upon completion, subject to the stated holdover provisions.

Additional Land

To the south of Lot 1 there is a further area of approximately 21.04 hectares (52 acres) The vendors have the benefit of a farm business tenancy of this area until September 2004. The benefit of this arrangement will be passed to the purchaser of Lot 1 (further details are available from the selling agents).

Early Entry

A right of early entry to the purchasers, after exchanged contracts, following harvest of respective crops or the end of the set-aside period may be granted as licensee upon payment of an additional 10% deposit.

Holdover

A right of holdover will be reserved to manage and harvest all crops. Dates of clearance of specific crops are as follows:

Potatoes - 30 October 2002;

Carrots and parsnips - 31 December 2002.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights are included in the sale in so far as they are owned.

The spinneys/shelter belts on the land and use of game crops could provide the basis of a small shoot.

The sporting rights, including the fishing in the reservoir, will be reserved to the vendor until 1 February 2003.

IACS

The purchaser(s) must satisfy themselves on all set-aside and IACS matters. Details of the IACS forms previously submitted are available from the selling agents, but no warranty relating to them is given. The benefit of the IACS payments in respect of the harvest year 2002 will be retained by the vendor. All Agri-Monetary Compensation payments due in respect of the 2002 and previous harvest years will also be retained by the vendors.

Sugar Beet Rhizomania

The land has grown sugar beet in the past. Rhizomania has been identified in three fields and no sugar beet is currently grown. There will be no sugar beet contract surrendered with the sale of the land.

Drainage

The land is all free draining.

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Irrigation

The land currently has the benefit of Environment Agency abstraction licences. Reference numbers 6/33/38/S/50 and 6/33/38/G/52 permit 68,000 m³ (15 million gallons) for water storage and subsequent spray irrigation and 30,600 m³ (6.7 million gallons) for spray irrigation and 45,900 m³ (10 million gallons) for water storage and subsequent spray irrigation. The current irrigation system allows six irrigators to run at the same time. Two run off the bore hole and four run from two pumps at the reservoir. Each field has the benefit of hydrants at 72m intervals (a plan of the underground main is available from the selling agents).

Licence number 6/33/38/G/52 runs until 31 December 2002. An application to renew has been submitted. Further details are available from the selling agents.

Tenant Right

In addition to the purchase price the purchaser(s) shall pay upon completion for the following items:

- (i) Any stocks of seeds, fertilisers and sprays relating to the land and all those applied to the land. Calculated at cost;
- (ii) All cultivations (including any deep cultivations) carried out at contractors rates or unadjusted CAAV rates, whichever is the greater;
- (iii) VAT where applicable at the current rate.

Wayleaves, Easements, Covenants and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way. Purchasers should be particularly aware that:

- (i) a British Gas pipeline crosses parts of the land to the north of Elms Road;
- (ii) the irrigation system has the benefit of an easement for the pipe running to the River Kennett.

The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Development

The land has been tested in the past identifying significant mineral deposits. The land will be sold subject to a development claw-back which will entitle the vendor to 50% of any net development value over agricultural value at that point in time for a period of 30 years from the date of completion.

Boundaries

The vendor and the vendor's agents will do their best to specify the ownership of the boundaries and the maintenance responsibility thereof, but the purchaser will have to satisfy themselves as to the ownership of all the boundaries.

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Plans, Areas and Schedules

The plans attached to the particulars are based on the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the land as scheduled.

Outgoings

General drainage charge for the year 1 April 2002 - 31 March 2003 on an assessable area of 101 hectares is calculated at £1.6002 per hectare.

Viewings

All viewings will be by appointment only with Bidwells (telephone: 01223 841841).

VAT

In the event that Value Added Tax is or becomes payable in respect of the property, or assets sold, the purchaser in addition to the consideration will pay the vendors the full amount of such Value Added Tax.

Agents Note

For clarification we wish to inform prospective purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom.

The plan and acreages use gross acreages taken from the Ordnance Survey sheets and are not suitable for the preparation of Integrated Administration and Control System (IACS) Forms.

The property being open to inspection the purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, drain, ditch, boundary or any part of the property.

If communications, condition of the property, situation or such factors are of a particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey.

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Disclaimer: These particulars do not constitute an offer or contract or any part thereof. Bidwells do not make or give either in these particulars or during negotiations or otherwise any warranty or representation whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. All statements are made without responsibility on the part of Bidwells or the vendors or lessors, and no responsibility is taken for any omission, error or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise.

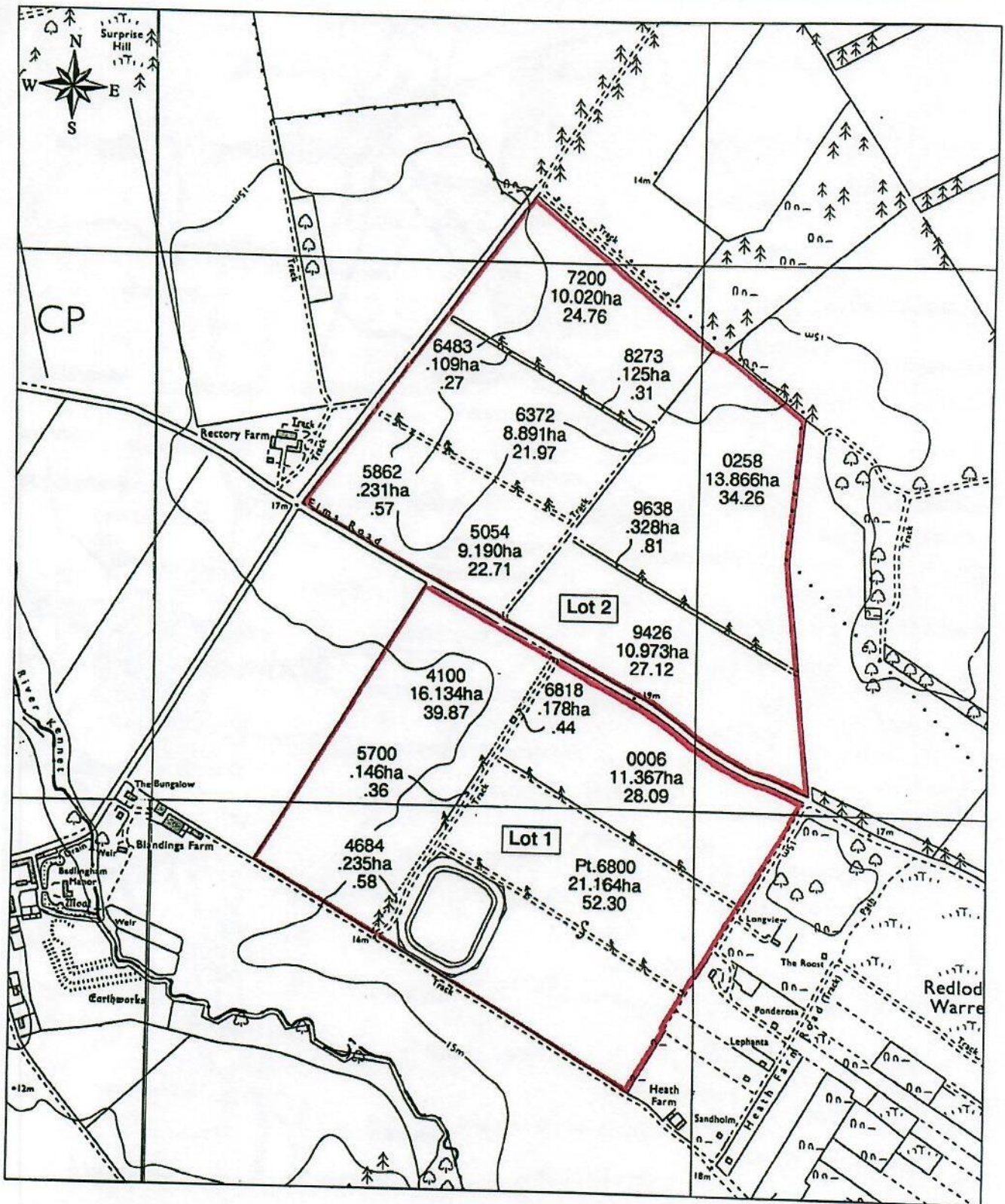
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Land at Freckenham



Note: This plan is published for the convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

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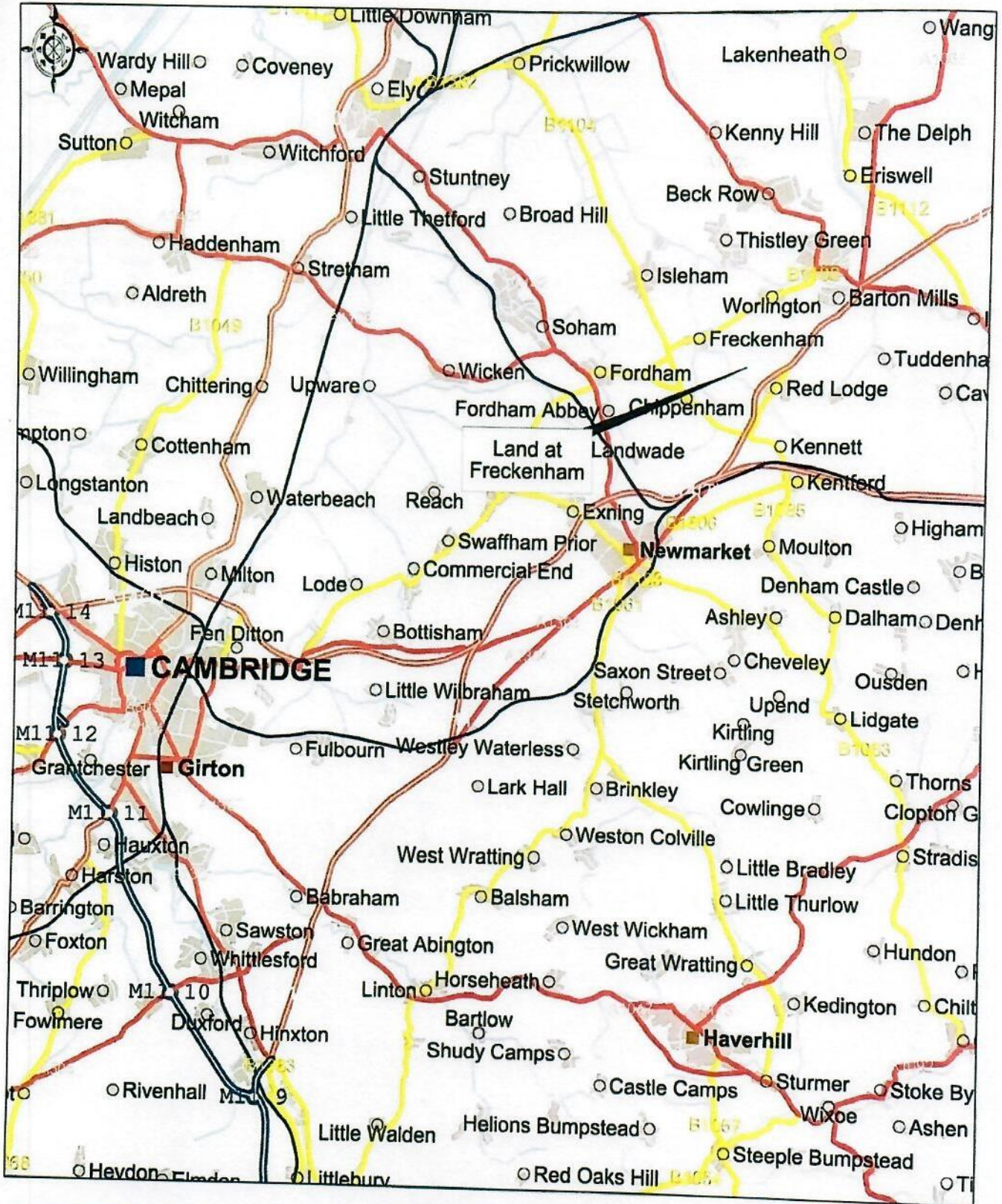
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Land at Freckenham



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Date: 24/5/2002

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