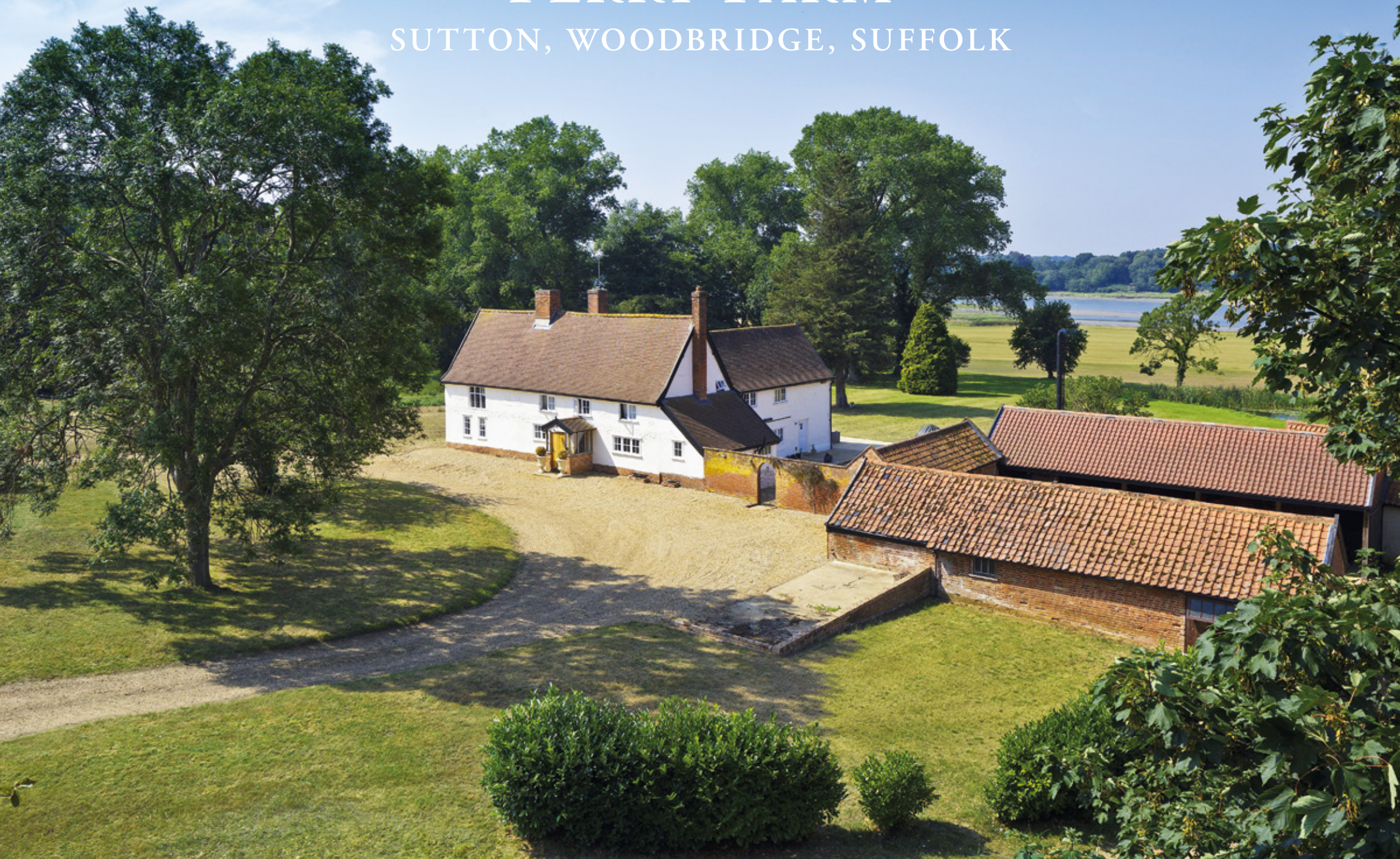


FERRY FARM

SUTTON, WOODBRIDGE, SUFFOLK







FERRY FARM

Sutton, Woodbridge, Suffolk

*Woodbridge 6 miles; Aldeburgh 18 miles; Cambridge 66 miles; Ipswich 14 miles
(direct rail service to London Liverpool Street, London 120 miles (All distances are approximate).*

A UNIQUELY POSITIONED PROPERTY ON
THE BANKS OF THE RIVER DEBEN WITH PERIOD
FARMHOUSE, SUFFOLK BARN WITH PLANNING
PERMISSION FOR CONVERSION TO TWO DWELLINGS AND
FARM BUILDINGS, CENTRALLY PLACED IN FARMLAND
AND WOODLAND, CLOSE TO THE WORLD-RENOWNED
SITE OF SUTTON HOO TREASURE.

Grade II Listed farmhouse with extensive views of the River Deben

Traditional Grade II Listed Timber Framed Barn with Planning Permission to convert into two dwellings

Arable land and woodland

IN ALL ABOUT 50.65 ACRES (20.499 HECTARES)

For sale as a whole or in two lots, with further land by separate negotiation.

ENQUIRIES



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Introduction

Ferry Farm is positioned in a spectacular setting on the banks of the River Deben, to the east of Woodbridge.

The area is well served by the A14 and A12 trunk roads, giving good access to London, the Suffolk Coast and Cambridge. The towns of Ipswich and Woodbridge both provide rail links to London, with a journey time of as little as an hour from Ipswich Station.

The Suffolk coast is renowned for its excellent walks, beaches, golf and bird watching, with much of it being designated as an Area of Outstanding Natural Beauty. Aldeburgh, Snape, Southwold and Orford along the Suffolk Coast are popular destinations. Sailing on the River Deben and the nearby Rivers Alde, Orwell and Stour have long been a particular feature of the area.

A range of shopping and recreational facilities are available in Woodbridge and Ipswich, with Prep Schools at The Abbey, Woodbridge, Ipswich School, as well as Orwell Park, The Royal Hospital School and Brandeston Hall (Framlingham College Prep School) within a reasonable distance. Many of these also provide secondary education, together with Ipswich High School and Culford School, close to Bury St Edmunds.

By Road

Ferry Farm is approximately 4 miles to the east of Woodbridge and the A12, 8 miles from the A12 / A14 road junction.

By Rail

Trains between Ipswich and London Liverpool Street, currently operated by Greater Anglia, take as little as an hour's travel time. Woodbridge to London Liverpool Street is 1 hour 40 minutes.

By Air

Stansted Airport is located approximately 66 miles south west of Ferry Farm.

Directions

From the A12 / A14 trunk road travel east over the Orwell Bridge and take exit 58 northwards on to the A12. Proceed along the A12 to the sixth roundabout and take the second exit on to A1152 towards Melton. Continue through Melton, crossing over the railway line. At the next roundabout take the second exit on to the B1083 passing Sutton Hoo and thereafter turning right down Haddon Approach. Approximately three quarters of a mile down Haddon Approach the fork to the right provides the beginning of the private drive to Ferry Farm.







Lot 1 – Ferry Farmhouse 31.44 acres (12.725 hectares)

(shown pink on the sale plan)

Ferry Farmhouse is an attractive Grade II Listed farmhouse of brick and render construction, built in the 16th Century with 18th, 19th and 20th Century additions. Accessed by a long drive from the Public Highway, through farmland, the farmhouse is situated in a rare position on the northern bank of the River Deben, providing exceptional views from the house and grounds.

In total, Ferry Farmhouse, together with the land and outbuildings, extends to approximately 31.44 acres.

Ferry Farmhouse was extensively renovated in 2014/15 and offers light, spacious accommodation arranged over two floors, suitable for modern family living.







In all, Ferry Farmhouse extends to approximately 4,739 sq ft and, of particular note, is the open plan kitchen and dining area, which offers far-reaching views over the River Deben and beyond, with bi-fold doors opening onto a flagstone patio. The first floor accommodation is accessed by two staircases and offers six bedrooms, three of which are en-suite.

Grounds and Outbuildings

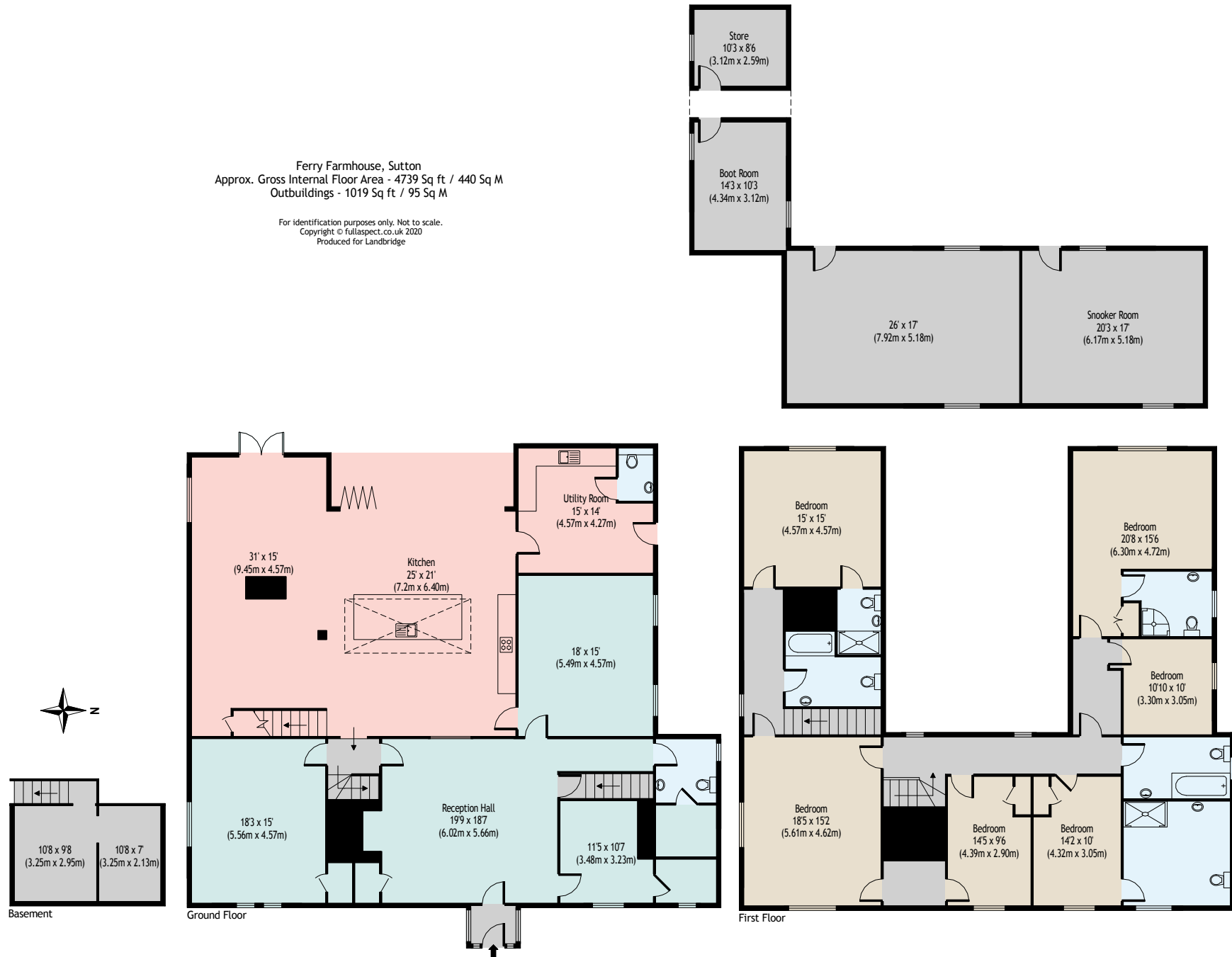
Immediately to the north of Ferry Farmhouse is a cluster of traditional buildings, primarily of red brick construction under pan tile roofs, which provides a separate pool room, party room, snooker room, office, store and triple cart shed housing the wood fired central heating boiler.

The land between the house and the river, as well as to the south of the drive, is currently cropped with turf which will remain in front of the house on the sale of the property.



Ferry Farmhouse, Sutton
 Approx. Gross Internal Floor Area - 4739 Sq ft / 440 Sq M
 Outbuildings - 1019 Sq ft / 95 Sq M

For identification purposes only. Not to scale.
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 Produced for Landbridge



Lot 2 – Traditional Grade II Listed Timber Framed Barn with Planning Permission for Two Dwellings

19.21 acres (7.774 hectares)

(shown blue on the sale plan)

To the north of Ferry Farmhouse and outbuildings is an attractive Grade II listed timber framed agricultural barn, which benefits from Full Planning Permission (DC/17/1624/FUL) and associated Listed Building Consent for the conversion of the barn into two residential dwellings.

The Permissions granted (for which a material start has been made) allow for the conversion of the barn into two dwelling houses, with Unit One totalling 2,465 sq ft of floor area and Unit Two totalling 2,023 sq ft of floor area. The barn benefits from the same unique setting overlooking a landscaped pond, as Ferry Farmhouse and is offered for sale in approximately 19.21 acres, together with a further modern agricultural building.







Lot 3 – Land at Ferry Farm 22.21 acres (8.987 hectares) – by separate negotiation

(shown shaded green on the sale plan)

Flanking the north of the drive is 22.21 acres of productive Grade 4 arable land and a belt of mixed woodland, creating a completely private approach to the residence.

The land is currently cropped with turf (see Holdover, below).



General Information

Method of Sale

The freehold is offered for sale as a whole or in two lots by Private Treaty, with Lot 3 by separate negotiation, if required.

Tenure and Possession

Ferry Farm land and buildings are offered with vacant possession on completion (see Holdover below). Ferry Farmhouse is currently occupied under an Assured Shorthold Tenancy; notice will be served and it is envisaged that vacant possession will be given at completion (subject to Government policy).

Services

Ferry Farmhouse: mains water and electricity, private drainage system, oil fired and biomass central heating.

Energy Rating

Ferry Farmhouse has an energy rating of E.

Planning

Ferry Farm is within the jurisdiction of East Suffolk District Council. Ferry Farm is situated within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

Environmental Designations

The land lies in a Nitrate Vulnerable Zone.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

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

Important Notice

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Basic Payment Entitlements

No entitlements will be transferred with the sale.

Registered Title

The property is registered under titles SK349727 and SK352714.

Value Added Tax

Should any sale of the farm, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

Solicitors

Barker Gotelee, Martlesham Heath. Ref Andrew Nicholson.

Postcode

The postcode for Ferry Farmhouse is IP12 3DR.

Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please contact Ruth Bonner on 01223 559294.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) may be asked to provide proof of identity and further information as required.

Local Authorities

Suffolk County Council: Tel - 0345 606 6067

East Suffolk District Council: Tel - 0333 016 2000

Timber, Sporting & Mineral Rights

These are included in the sale in so far as they are owned.

Boundaries

The Vendors and the Vendors' agents will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchasers will have to satisfy themselves as to the ownership of any boundaries. The intended boundary between Lot 2 and Lot 3 is shown staked on site.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the property as scheduled.

Holdover

The Vendors are reserving the right to harvest the turf north and south of the drive within Lot 1 and Lot 3 during 2021 (but not between the house and the river). The Purchaser will be able to purchase the turf at market value as an alternative from Sovereign Turf, with payment at completion.

Health & Safety

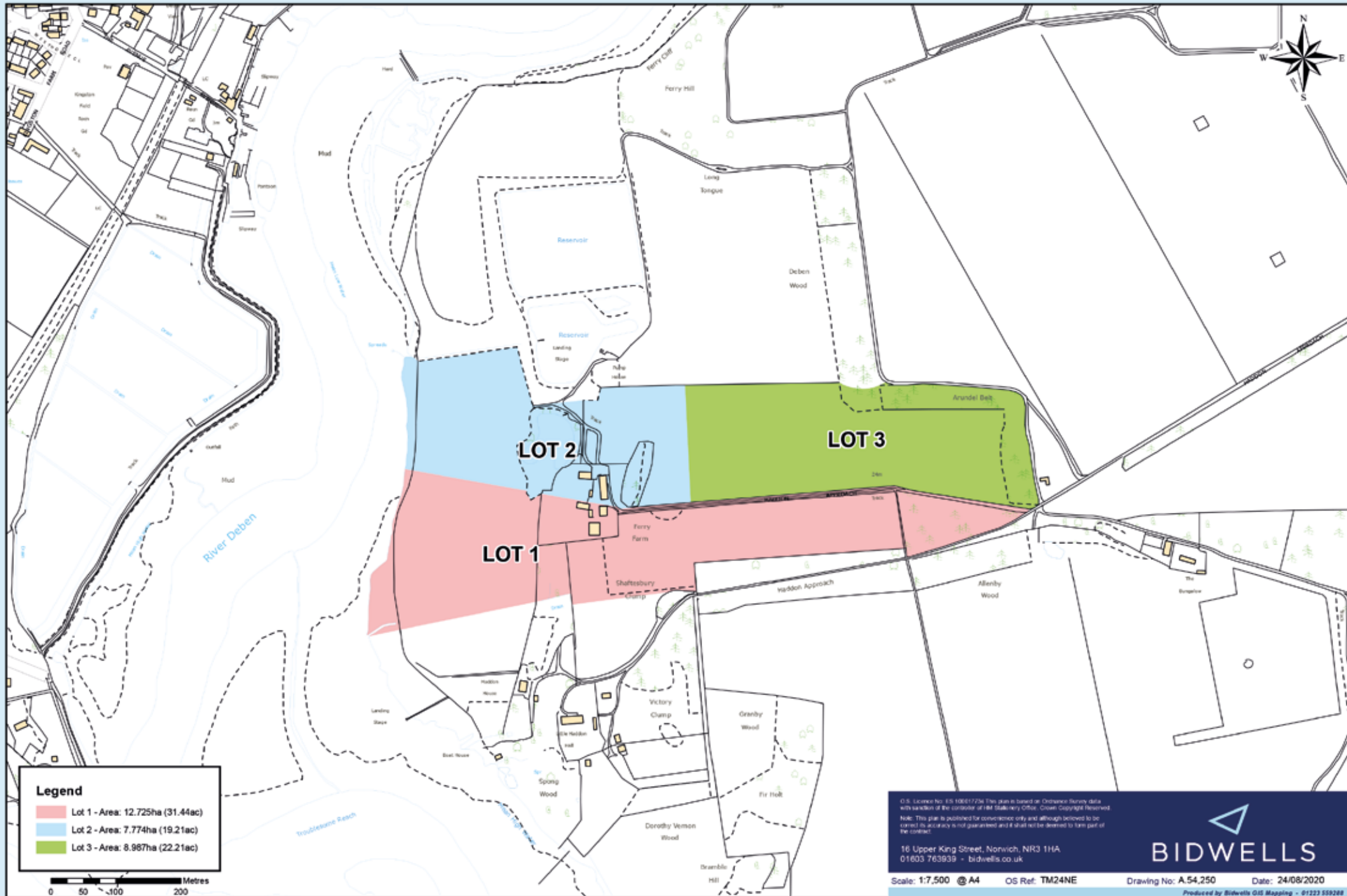
Given the potential hazards of the site and its associated machinery, pond and river, we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in August 2020. Only those fixtures and fittings described in the sale details are included in the sale.

Information

For further information please contact the selling agents.






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