



FOR SALE OR TO LET

Black Barn Farm, Charsfield, Woodbridge, Suffolk, IP13 7QE

An interesting opportunity to purchase a duck breeding farm with opportunity for expansion or conversion to poultry production or alternative use (subject to planning). The Vendor may consider a long term let of the premises.

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3.31 acres (1.34 hectares)

Summary

- Duck Farm comprising of four houses.
- Total internal floor area of approximately 41,880 sq. ft (3,890m²)
- Further land may be available to purchase by separate negotiation, which may be suitable for the expansion of the site, including for a farm dwelling, subject to planning permission.

Enquiries

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Situation and Access

Black Barn Farm is situated in a rural Suffolk location, close to the village of Charsfield, approximately 10 miles north of Ipswich.

Access to the property is via a minor road off the B1078 to Charsfield, with direct access to the A12 at Wickham Market.

The property is surrounded by agricultural land to the north and east, a small holding to the west and the Monewden Road to the south.

Description

The Property extends to approximately 3.31 acres (1.34 hectares), although there may be the opportunity to purchase further land to the north and east, as shown edged in orange and green on the site plan.

The property comprises of a duck breeding farm with four houses all in use. With this, there is water storage capacity for 20,000 litres and an underground dirty water drainage system. The property also includes a site office, together with staff facilities. The property benefits from direct access onto the Monewden Road to the south. The site is secured with a steel gate.



Building 1 measures approximately 55m x 15m and comprises of a steel portal frame under a fibre cement, insulated roof. The side elevations comprise of insulated tin, clad above a single ground mounted concrete panel. The eaves height of the building is 3m. The building benefits from a solid concrete floor with natural, side ventilation inlets and roof ventilation outlets. These can be adjusted manually to control building temperature. The west elevation of the building includes a 3m wide insulated roller shutter door and the east elevation replicates this, together with a personnel door. Mains water and electricity is supplied to Building 1. The building also contains the farm office where W.C facilities can be found, together with a sink and a small kitchen area.

Buildings 2, 3 and 4 each measure approximately 55m x 18m and comprise of a steel portal frame under a fibre cement roof, together with tin clad side elevations, above a single ground mounted, concrete panel. The eaves height of these buildings is 3m and the buildings benefit from a solid concrete floor with natural side ventilation inlets and roof ventilation outlets. These can be adjusted manually to control the building temperature. These buildings benefit from a 3m wide roller shutter door at each end of the building and are also fitted with mains water and electricity. These buildings also benefit from an extension area (3m x 6m) to the southern aspect of the building where water and electricity meters are located, together with fuse boards and further storage space.

All buildings will be sold without any overhead nipple lines or feed storage bins; however, the current occupiers of the site

might be open to negotiation on these items.

The Vendor may consider the sale of the areas shown edged in orange and green, which, subject to obtaining the necessary planning permissions, could allow for further expansion of the site and for the construction of a managers dwelling.

Additional information

Environmental Permit

The farm currently houses less than 40,000 birds so no permit is in place.

Planning

The property is located in an area covered by the Charsfield Parish Council within the East Suffolk District area.

Local Authority

East Suffolk District Council – www.eastsuffolk.gov.uk – 0333 016 2000

Land Registry

The Property is registered Freehold within title SK338224

Tenure and Possession

The property is offered for sale freehold with Vacant Possession from 1 September 2021 as a whole by private treaty.

Entitlements

There are no entitlements included in this sale.

Postcode

IP13 7QE

Value Added Tax

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

Vendors Solicitors

Birketts Solicitors
Providence House
141 – 145 Princes St
Ipswich, IP1 1QJ
Ref: James Dinwiddy

Method of Sale

The Property is offered for sale by Private treaty as a whole.

Timber, Sporting and Mineral Rights

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

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to all existing rights of way, both 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 Vendor will retain a right of way across the area hatched in blue on the site plan to access the retained farm buildings. The Vendor will consider constructing an alternative access marked A-B on the attached plan, subject to further negotiation.

Services

There is mains water and electricity to the site. The Purchaser will be deemed to have satisfied themselves of any services available.

Viewing

Viewing is strictly by appointment only with Landbridge, due to the high importance of maintaining bio-security. Please call 01473 461203 to arrange a viewing.

Photographs

The photographs in these particulars were taken in March 2021.

Health and Safety

Given the potential hazards and risks of a working farm and any associated machinery, we ask you to be as vigilant and possible for your own personal safety when making an inspection of this property

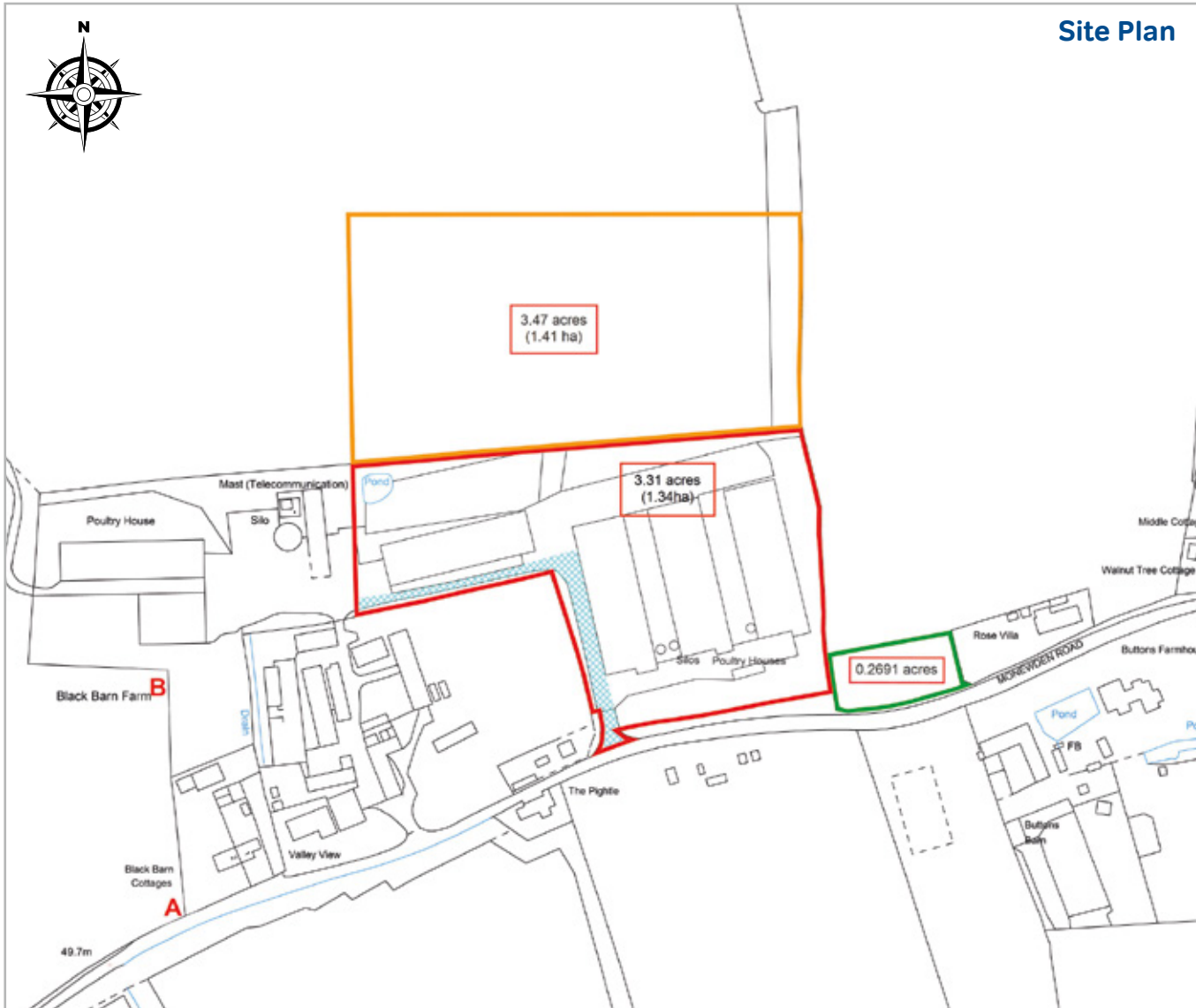
Plans, Areas and Schedules

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

Information

For any further information related to the property, please contact the selling agent.





Site Plan



Important Note: Landbridge wish to inform prospective Purchasers that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements of representative of fact. Landbridge has no authority to make or give in writing, or verbally, any representation or warranties in relation to the property. They assume no responsibility for any statement that may be made in these particulars. Any areas, measurements or distances are approximate. The text, photographs and plans are for general guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Landbridge have not tested any services, equipment of facilities. In the interest of health and safety, please ensure that you take due care when inspecting the property.

Whilst we endeavour to make our particulars accurate and reliable, if there is any point that is of particular importance to you please make contact and we will be pleased to check the information, especially if you are travelling some distance to make an inspection.

Registered head office is Rivers Court, High Street, Sproughton, Ipswich, Suffolk IP8 3AP.

LANDBRIDGE
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