



Land at Attleton Green

Wickhambrook, Newmarket, Suffolk, CB8 8YA

BROWN & CO

Land at Attleton Green, Wickhambrook, Newmarket, Suffolk, CB8 8YA

A portfolio of productive arable land, grass paddocks and a farmyard with development potential

In all approximately 25.49 hectares (62.98 acres)

FOR SALE BY INFORMAL TENDER

OFFERS TO BE RECEIVED BY 17TH JUNE 2025

Lot 1 - 16.11 hectares (39.80 acres) of Arable Land

Lot 2 - 5.70 hectares (14.09 acres) of Arable Land

Lot 3 - 1.03 hectares (2.54 acres) comprising a farmyard and grassland

Lot 4 - 1.21 hectares (2.99 acres) of grassland

Lot 5 - 1.44 hectares (3.56 acres) of grassland and a area of woodland.



INTRODUCTION

The property extends to approx. 25.49 hectares (62.98 acres) comprising two arable fields, two grass fields and a farmyard including a steel portal frame building, yard and grassland. Each parcel benefits from road frontage and an access off the Public Highways.

LOCATION AND SITUATION

The Lots lie around the settlements of Attleton Green and Wickhambrook, 9.7 miles Southeast of Newmarket and 12 miles Southwest of the Cathedral Town of Bury St Edmunds.

LOT 1 - ARABLE LAND EXTENDING TO 16.11 HECTARES AS COLOURED BLUE ON THE SALE PLAN

The land comprises a single arable field extending to 16.11 hectares (39.80 acres). The land is shown as being Grade 2 and of the Hanslope Soil Series which is described as slowly permeable calcareous clayey soils; some slowly permeable non-calcareous clayey soils. The land has been farmed in a combinable crop rotation. The field is accessed via multiple points off the unnamed Public Highway.

LOT 2 - ARABLE LAND EXTENDING TO 5.70 HECTARES AS COLOURED RED ON THE SALE PLAN

The land comprises a single field extending to 5.70 hectares (14.09 acres). The land is shown as being Grade 2 and of the Hanslope Soil Series which is described as slowly permeable calcareous clayey soils; some slowly permeable non-calcareous clayey soils. The land has been farmed in a combinable crop rotation. The field is accessed via a gated access off the Public Highway, Shop Hill/Post Office Hill, which is classified as a B Road.

LOT 3 - FARMYARD EXTENDING TO 1.03 HECTARES AS COLOURED ORANGE ON THE SALE PLAN

The property comprises the farmyard which includes a building, area of concrete, former muck pad and an area of grassland. The building is of steel portal frame construction under a fibre cement sheet roof with integrated sky lights. Two of the bays in the Southern elevation are enclosed with part concrete panels and part mesh storm sheets. The floor is mostly hardcore with two bays concrete. The area of grassland situated to the South of the farmyard was formerly fenced to create three separate paddocks. Water to the paddocks was available via a water connection from the main farmyard.

Purchasers are advised to make their own enquiries relating to the provision of Services. The farmyard is accessed off the Public Highway, Attleton Green.

LOT 4 - EXTENDING TO 1.21 HECTARES AS COLOURED YELLOW ON THE SALE PLAN

The land comprises a single grass paddock which has been fenced with post and rail to create a current access route to the rear land. The Vendors will not retain a right of way over this access following the completion of a sale. The land is accessed via a gated access off the Public Highway, Attleton Green.

LOT 5 - EXTENDING TO 1.44 HECTARES AS COLOURED GREEN ON THE SALE PLAN

The land comprises an area of grassland extending to approx. 1.32 hectares (3.27 acres) and a small woodland extending to approx. 0.11 hectares (0.29 acres). The grassland was previously fenced to create two paddocks. The Lot provides the opportunity for a Purchaser to create new Paddocks, subject to planning, to the sizes they require. Whilst the Lot benefits from road frontage, a right of way will be granted over Lot 1 (between points A - B).

METHOD OF SALE

The Property is for sale by Informal Tender on the following terms:

1. All offers must reach the office of Brown & Co, West Wing, Linden Square, 146 Kings Road, Bury St Edmunds, Suffolk, IP33 3DJ no later than **10am Tuesday 17th June 2025**. Email Tenders sent to nicholas.staton@brown-co.com are preferred.
2. Tenders should be submitted in the prescribed form. Copies of the form can be obtained from the Vendor's Agent.
3. Tenders must be for a precise sum of pounds sterling. It is advised that offers, should be for an odd figure to avoid the possibility of identical bids.
4. No tenders will be considered which are calculated only by reference to another offer.
5. The Seller does not undertake to accept the highest or indeed any bid.
6. Full name and address of both Purchaser and their Solicitor should be provided with any offer.
7. All tenders must evidence finance for the purchase and further details may be required before an offer is accepted.

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of contracts to take place 21 days after receipt by the Purchaser's Solicitor of the draft contract with completion on the 30th September 2025.

A deposit of 10% of the purchase price will be payable on exchange of contracts. If early entry is required, then purchasers will be asked to pay an additional 10% at that stage.

OVERAGE

Lots 2, 3 and 4 are subject to existing overage provisions. Please contact the Selling Agents for further details.

HOLDOVER

A holdover provision will be required for Lots 1 & 2 until 31st October 2025 to allow the Vendor to harvest any remaining crops relating to the 2025 harvest.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The farm is sold subject to and with the benefit of all existing rights, including rights of way, whether the public or private, light, support, drainage, water and electricity supplies and other rights, easements, and all wayleaves whether referred to or not in these particulars.

Lot 1 - A public footpath runs along the Southern boundary. A right of way will be granted between points A-B benefiting Lot 5. A wayleave is received for the electrical apparatus that is situated on the property.

Lot 2 - A public footpath runs along the South West boundary.

Lot 5 - The Lot will benefit from a right of way over Lot 1, between points A-B. A wayleave is received for the electrical apparatus that crosses the property.

LAND DRAINAGE

Lot 1 benefits from land drainage. Further information can be obtained from the Selling Agents.

COUNTRYSIDE STEWARDSHIP SCHEME

Lots 1, 2 and 5 are included within a Mid Tier Countryside Stewardship Scheme that Terminates on the 31st December 2025. Further information can be obtained from the Selling Agents.

SPORTING, MINERALS AND TIMBER

All sporting and mineral rights and timber or timber like trees (except as reserved by Statute or to the Crown) are included in the sale.

VAT

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

TOWN AND COUNTRY PLANNING

The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the planning matters that may affect the property.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

BOUNDARIES

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining boundaries nor their ownership.

VIEWINGS

The land may be viewed at any time with a set of particulars to hand with interested parties first having registered their interest with the selling agents (Brown & Co). People viewing the property should be careful and vigilant whilst on the property. Neither the Vendor or the Vendor's Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

SELLING AGENTS

Nicholas Staton | nicholas.staton@brown-co.com | 07788 362 305

Robert Fairey | robert.fairey@brown-co.com | 07768 465 741

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

WHAT THREE WORDS

Lot 1 - ///fiery.kinds.kettles.

Lot 2 - ///porridge.disarmed.news.

Lot 3 - ///crowd.alienated.buyers.

Lot 4 - ///harshest.engulfing.eased.

Lot 5 - ///dignity.gong.play.





IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. May 2025

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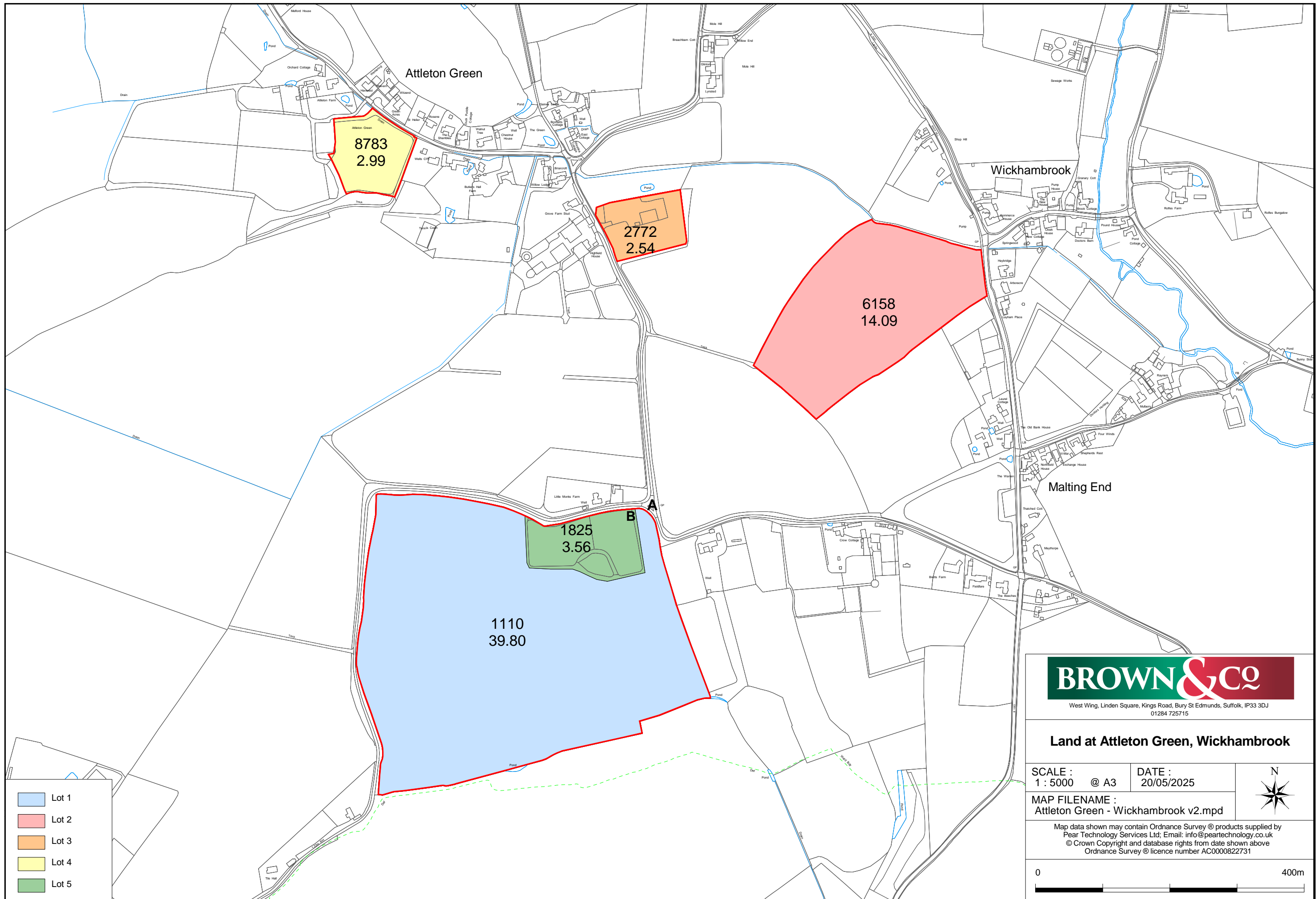
Angel Corner | 8 Angel Hill | Bury St Edmunds | IP33 1UZ

T 01284 725715

E bury@brown-co.com

BROWN & CO

Property and Business Consultants



- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5

BROWN & CO

West Wing, Linden Square, Kings Road, Bury St Edmunds, Suffolk, IP33 3DJ
01284 725715

Land at Attleton Green, Wickhambrook

SCALE :
1 : 5000 @ A3

DATE :
20/05/2025

MAP FILENAME :
Attleton Green - Wickhambrook v2.mpd

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