

**FOR SALE**

**Productive Arable Farmland**  
**Floriston Hall, Wixoe,**  
**Stoke-by-Clare, Sudbury, CO10 8UE**

**GUIDE PRICE**

**£800,000**

**AVAILABLE AREA**

**36 Hectares (88.87 ac)**



IN BRIEF

- » A productive block of arable farmland
- » Grade 2 soils
- » Available as a whole - 88.87 acres

LOCATION

The land is located on the edge of Wixoe, approximately 9 miles south-east of Haverhill and 12 miles north of Halstead.

DESCRIPTION

The property extends to approximately 36 hectares (88.87 acres) of productive, Grade 2, arable land.

The rolling topography has a southerly and easterly aspect and provides a ringfenced block which is easily workable. The soils are of the Hanslope Soil Association, providing slowly permeable clay soils—suitable for growing cereals and other arable crops.

The land has been managed on a standard cereal rotation using traditional methods of cultivation. Recent cropping as follows:

		Year				
Field Name	NG No.	2021	2022	2023	2024	2025
Floriston	TL7143 8774	W Wheat	W Wheat	W Beans	W Wheat	W Wheat

RURAL PAYMENTS AGENCY—ENVIRONMENTAL STEWARDSHIP

The land is registered with the RPA and was previously used for activating Entitlements. There is currently no agri-environmental schemes active on the property.

ACCESS

Access is off Boyton End Lane, to the east, with a culverted ditch leading into the north-east corner of the field.





### **HOLDOVER**

The seller will retain a right of holdover until harvest 2025.

### **OVERAGE**

The land is subject to an Overage in favour of a previous owner. The terms reserve an uplift of 50% of the enhanced value resulting from any form of development for a period expiring in 2084. Further details of the Overage terms are available from the agent. No new Overage, or other covenant/restriction, will be applied on this sale.

### **TENURE**

Vacant possession will be given on completion, subject to the right of holdover reserved for the seller.

### **VAT**

The seller has not elected to register the property for VAT and no VAT will be chargeable on the sale price.

### **LOCAL AUTHORITY**

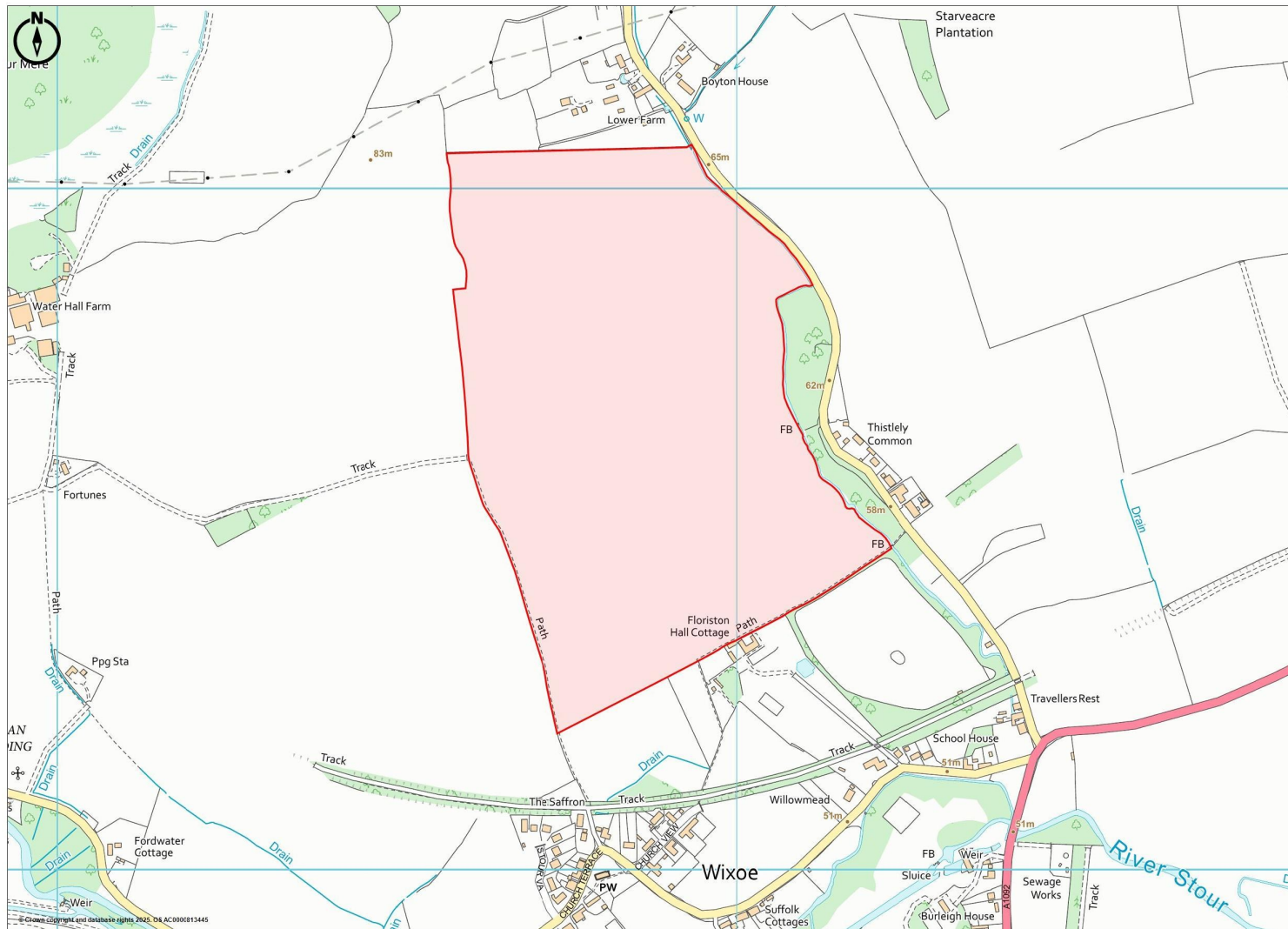
West Suffolk Council  
Haverhill House  
Lower Downs Slade  
Haverhill  
Suffolk, CB9 9EE  
Tel: 01284 763233

### **TERMS**

Offers in the region of £800,000 are invited for the freehold interest in the whole.









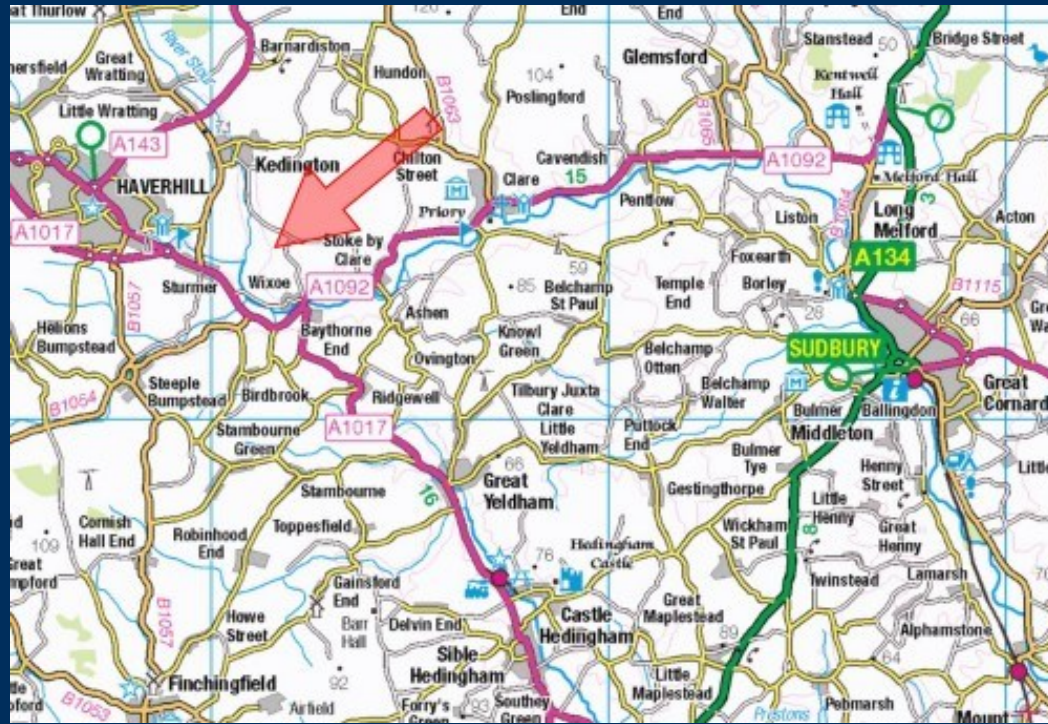
VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:

Fenn Wright  
1 Tollgate East  
Stanway  
Colchester  
CO3 8RQ

Contact:

David Ward  
dw@fennwright.co.uk

fennwright.co.uk  
01206 216550



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- All quoting terms may be subject to VAT at the prevailing rate from time to time.
- Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created November 2024

**Fenn Wright**

