

Depden Hall

Suffolk



A secluded arable farm in rolling west Suffolk

Depden Hall, Depden, Bury St Edmunds, Suffolk, IP29 4BY

Bury St Edmunds 8 miles, Newmarket 9 miles, Cambridge 20 miles

Features:

Grade II Listed Hall with 4 reception rooms, Aga kitchen breakfast room, 6 bedrooms, 2 attic bedrooms, 4 bathrooms

Moated gardens with grass tennis court

Farm buildings including office, garaging, shoot room, machinery and grain storage

Grade 2 arable land with mature woods laid out for a shoot

Depden Village Green and Lordship of the Manor of Depden

About 463 acres (187 ha)

Available as a whole







Situation

Depden Hall is situated to the south of Bury St Edmunds in an area of wide rolling countryside with far reaching views. Bury St Edmunds and Newmarket offer a good range of facilities including schooling, whilst Cambridge offers a wider range of schooling, shopping and

recreation. Stansted Airport is about 30 miles away and central London is about 55 miles.

The Property

Depden Hall is a most attractive arable farm situated in west Suffolk, an area known for its wide rolling countryside and far reaching views. The farmstead is set to the centre of the farm and includes the historic fully moated Grade II Listed Hall and a range of buildings. The

majority of the farmland is Grade 2 fully drained boulder clay ideal for growing a wide range of combinable crops, and to the north is the village green which is to permanent grass. Several woods were strategically planted for shooting and now offer Depden Hall an enjoyable shoot

as well as adding to the overall conservation value of the farm. The Lordship of the Manor of Depden is an ancient title that is included with the property. In all Depden Hall extends to about 463.20 acres (187.48 ha).



Depden Hall

Listed Grade II, the Hall is a fully moated historic property dating from the 17th Century. Predominantly of heavy timber frame with lath and plaster elevations beneath tiled roofs, the Hall enjoys a secluded position within the moat. By way of access, the farm drive leads from the village green and proceeds straight to a bridge over the moat to the gravel sweep adjacent to the front door where there is ample parking.

The Hall offers comfortable and spacious family accommodation over two floors with further attic bedrooms at second floor and a cellar below. The front door with a columned portico opens to a central hall with inglenook fireplace with woodburner inset, and stairs to the first floor landing. The generous drawing room has a working fireplace and large drinks cupboard. The kitchen/breakfast room has been refitted to provide a wide range of cupboards, larder unit, work surfaces and island, and has a four over oil fired Aga within an alcove. To the opposite end there is ample space for a table and chairs overlooking the moat, and within easy reach across the

hall there is a cloakroom, laundry room, boot room and door to the outside. The hall continues to the back of the house from which there are doors to a safe, the dining room and the library with French doors to a courtyard garden. Through the conservatory, there is also an office with French doors to a rose garden and cellar below, and a greenhouse to the rear. At first floor there are six double bedrooms, two with en-suite bathrooms, and two further family bathrooms, one also with a shower. Stairs rise from the landing to two second floor bedrooms and attic storage. Accessed from the outside is a boiler and plant room housing the oil fired Hoval boiler, hot water tank and water softener.

The Gardens

The sheltered gardens are all within the moat and are predominantly laid to lawn with part being a grass tennis court with summer house and boat house to one side. With a southerly aspect, there are several well hedged areas which offer private courtyard and rose gardens with mature shrubs, roses and box topiary within brick and paved terraces.



Floorplans for Depden Hall

Approximate Gross Internal Area*:

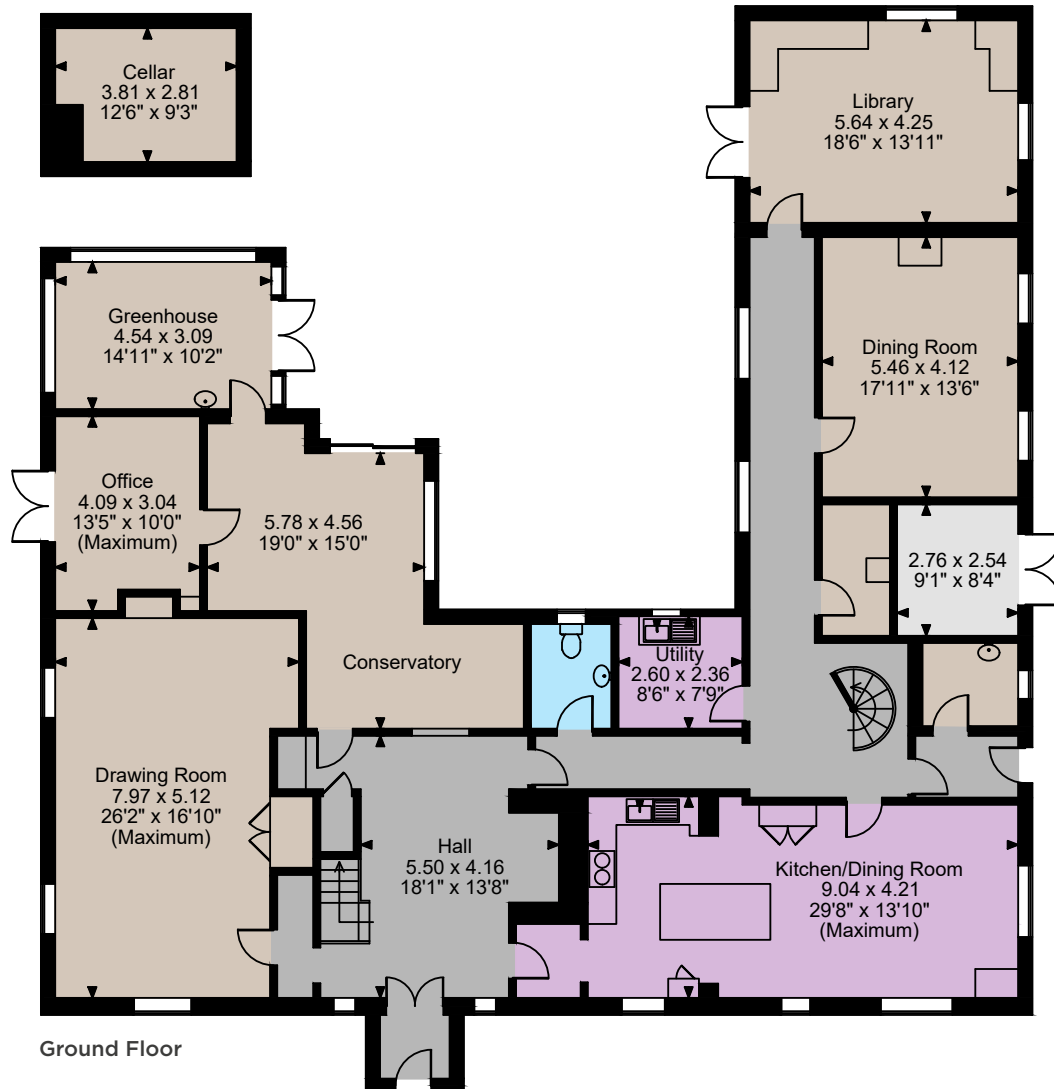
Main House: 5,768 sq ft (536 sq m)

External Room: 75 sq ft (7 sq m)

Total: 5,843 sq ft (543 sq m)

Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.





The Farm Buildings

The buildings are outside the moat and sheltered from the Hall by a tall hedge. They comprise:

Office and garage block (23m x 7m) of weatherboard elevations beneath a tiled roof. The office has a central room off which there are two offices, a fitted kitchen, a WC and

store. There is also a large 3 car garage and a chemical store.

Shoot room and stores (18m x 6.5m) of traditional timber frame and weatherboard elevations beneath a tiled roof. The shoot room has a wood burning stove set within a fireplace and there are store sheds to either end.

General purpose building (36m x 18.50m) of steel portal frame with part brick walls, corrugated cladding and concrete floor. The building is divided in half, with the western side being a machinery store with lockable tool area and roller shutter door, and the eastern side being a general store with roller

shutter door capable of holding circa 500 tonnes of grain.

Condor type grain store (35m x 9m) of portal frame with corrugated cladding. Doors to reception pit and 2 x 30tph elevators to eighteen ventilated bins of 50 tonne capacity (total 900 tonnes capacity).

Carrier 20tph continuous flow grain drier with 80tph elevators and free standing 300 tonne silo.

To the south is a concrete area with a water tank for filling sprayers.

The Arable Land

The land at Depden Hall surrounds the farmstead and provides wonderful privacy. Rolling gently, there are far reaching southerly views over the arable land, the soils of which are Grade 2 Hanslope Series ideal for growing a wide range of combinable crops. The farm was comprehensively drained in 1976 with clay pipes & stone backfill and the fields were created to a size that is easily compatible with modern machinery. Access to the fields is from a central concrete road and in all there are about 400.56 acres capable of being cultivated for arable cropping.

The Woodland

There are six main woods on the farm planted in 1976 with further woodland established around the farmstead. These woods were planted following advice from The Game Conservancy and now offer mature stands of trees comprising a surrounding hedge with internal well established hardwoods, leylandii and laurel. In all, there are about 16.44 acres to woodland.

Depden Village Green

To the north of the farm is the registered village green which offers a rare facet to Depden Hall. Being permanent grass, the green has historically been used by the present (and former owners) for folding sheep and haymaking. Being a registered village green and common, there is a right for the public to walk and engage in ball games but not ride or drive over the green. The green must remain unfenced and there are a number of third parties who hold grazing rights. In all, the green and additional grass areas at Depden Hall extend to just under 40 acres.

The Lordship of the Manor of Depden

The owners of Depden Hall hold The Lordship of the Manor of Depden which is included in the freehold title of Depden Green. This is an ancient title which was once vested with the Marquess of Bristol at Ickworth House a few miles from Depden.

General

Method of Sale: By private treaty.

Tenure: Freehold with vacant possession subject to grazier's rights on the village green (which have not been exercised for many years).

Services:

Water: mains to two meters.

Electricity: single and three phase to both the Hall and the buildings.

Drainage: one septic tank to the Hall and a separate septic tank to the office.

Heating: the Hall has a Hoval oil fired boiler with hot water tank.

The office has an oil fired boiler.

Telephone: a line comes to the Hall and spurs off to the office.

Fuel storage:

The Hall: bunded poly tank for central heating oil (2500 litres)

and bunded poly tank for Aga premium oil (2500 litres).

The farm office: bunded poly tank (2500 litres)

DERV: bunded poly tank (2500 litres)

Tractor diesel: bunded poly tank (5000 litres).

Petrol: underground tank in yard of 4500 litres capacity, licenced by Suffolk County Council.

Land drainage: plans are available for inspection at Depden Hall.



Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights, including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easement and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Basic Payment: the vendors will claim and retain the 2023 Scheme Year Basic Payment together with any future de-coupled payments. The purchasers will be required to give an undertaking that they will comply with ongoing BPS Cross Compliance rules until and including 31st December 2023.

Stewardship: the farm is entered into a mid-tier Countryside Stewardship Scheme running from 1 January 2022 – 31 December 2026. The options include areas of pollinator mixes, flower rich margins and over-winter bird food, aimed at increasing biodiversity and wildlife. The Scheme also allows for up to half the farm to be left as Enhanced Over-winter Stubble as a rotational option. Any buyer will be required to take over the Scheme and indemnify the current owners against any breach.

Holdover: the vendor may require Holdover over a building(s) for a period of time following completion of the sale.

Sporting, Timber and Mineral Rights: Included in the freehold sale, insofar as they are owned.

Fixtures and Fittings: All items usually regarded as tenant's fixtures and fittings and equipment are specifically reserved from the sale.

Council Tax: Band G £3,305.47 for 2023/24

Local Authority:
West Suffolk Council, Western Way,
Bury St Edmunds, Suffolk, IP33 3YU.
Tel: 01284 763233.
Suffolk County Council, Endeavour
House, 8 Russell Road, Ipswich,
Suffolk, IP1 2BX. Tel: 0345 606 6067.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT such tax will be payable in addition.

Health & Safety: Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection.

Viewings: Strictly by confirmed appointment with the vendor's agents.

Guide price: £6,100,000

Strutt & Parker

The Stables, Wherstead Park, Ipswich, Suffolk, IP9 2BJ

+44 (0)1473 220449
tim.fagan@struttandparker.com
struttandparker.com

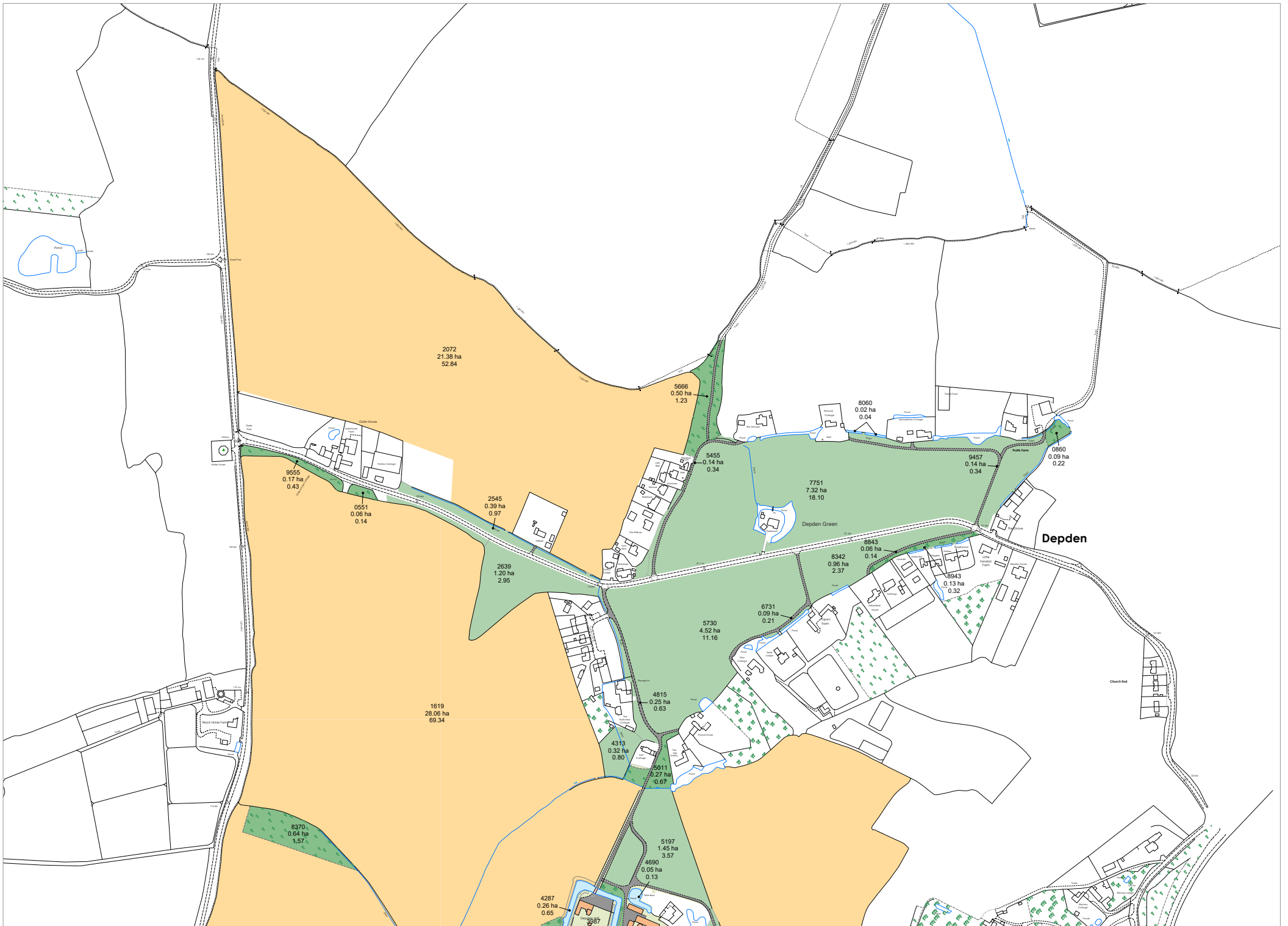
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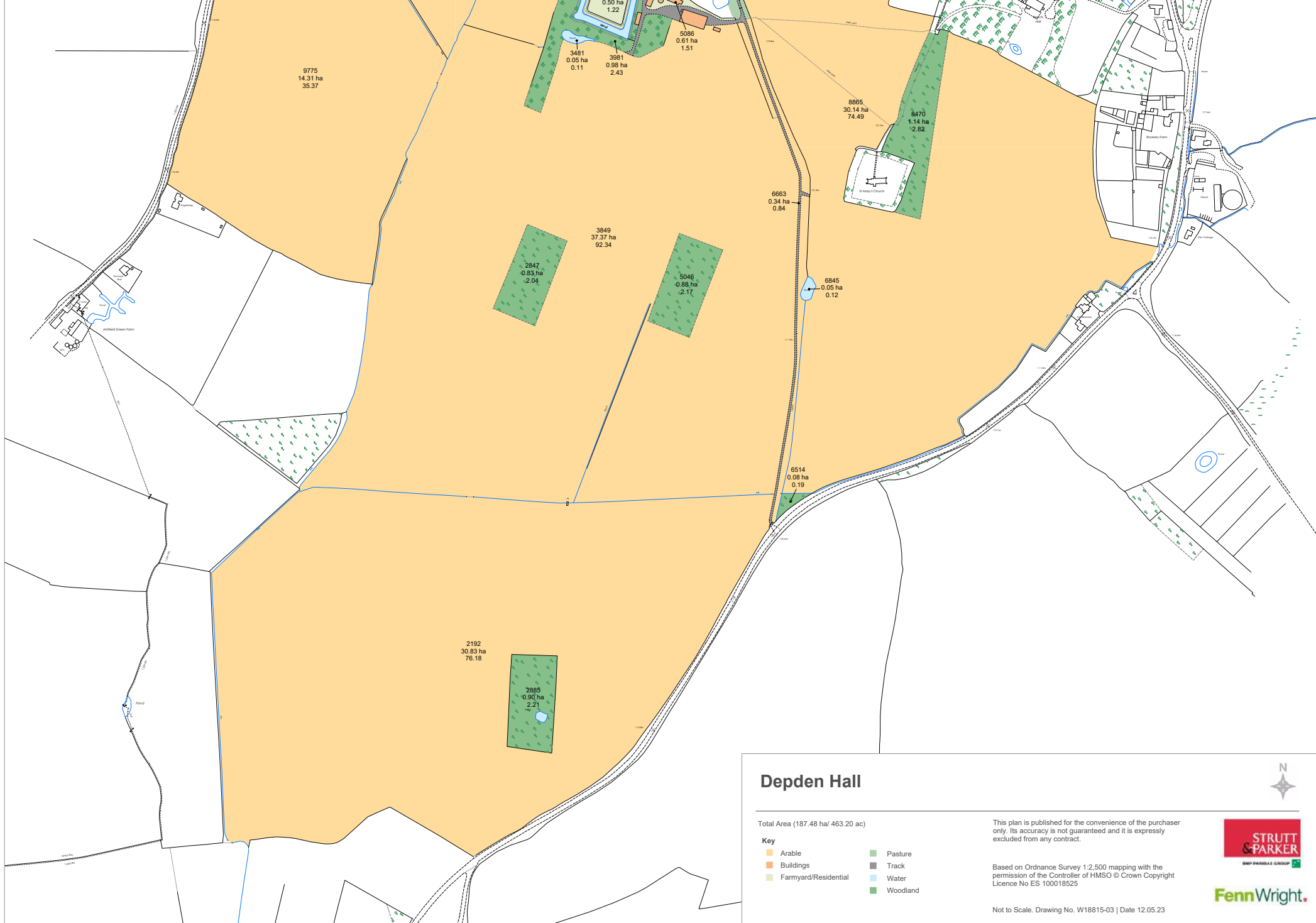
1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ

+44 (0)1206 216544
dw@fennwright.co.uk
fennwright.co.uk



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9775
14.31 ha
35.37

0.50 ha
1.22

3491
0.05 ha
0.11

3981
0.98 ha
2.43

5086
0.61 ha
1.51

8885
30.14 ha
74.49

8470
1.14 ha
2.82

6663
0.34 ha
0.84

3849
37.37 ha
92.34

2847
0.83 ha
2.04

5046
0.88 ha
2.17

6845
0.05 ha
0.12

6514
0.08 ha
0.19

2192
30.83 ha
76.18

2588
0.90 ha
2.21



Depden Hall



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Not to Scale. Drawing No. W18815-04 | Date 04.05.23



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