St Clare Hall Farm
Bradfield St Clare, Nr. Bury St Edmunds, Suffolk IP30 0EJ

A superb residential equestrian farm in a secluded rural setting

Bury St Edmunds 7 miles, Stowmarket 11 miles (London, Kings Cross 1 hour 25 minutes), Sudbury 14 miles

In all about 183.91 acres (74.40 Ha)

General
St Clare Hall Farm is a superb residential equestrian farm that is situated in a secluded rural setting in a most attractive part of West Suffolk.

St Clare Hall is an attractive traditional Suffolk farmhouse, which is listed Grade II, and sits in a slightly elevated moated site at the end of a long tree lined drive.

Nearby are the farm’s impressive equestrian facilities including 29 looseboxes, manège and several useful storage buildings. No 1 St Clare Hall Cottage, a 3-bedroom semi-detached house, is conveniently located by the entrance to the farm at the head of the long tree lined drive.

The level farm land lies in a contiguous block and benefits from road access at several points. The sheltered grass paddocks lie adjacent to the house and buildings protected by mature blocks of broadleaf woodland and high hedgerows. The farmland is currently down to grass but has previously been into arable cropping and field size, shape and layout are suitable for the land being returned to arable cropping.

A small shoot has been run on the farm and the sporting rights are in hand.

History
St Clare Hall Farm has a long history that can be traced back to the early 11th Century, pre- Doomsday. Indeed there is a strong possibility that King Edmund of East Anglia, the Patron Saint of England, before St George, was martyred by the Danes in a field immediately to the north of the farm in 869. During this time it was owned by the powerful Abbey of Bury St Edmunds and a Bishop of East Anglia but later was passed into the ownership of the Norman De St Clare family, probably originating from St Claire-sur-Epte in Normandy.

The house was located in what was a hunting park and was an important medieval manor. The oldest part of the current house dates from the late 14th Century which is when the rear portion was built and is a rare manorial court hall. The jettied west wing and the southern wing of the house were added in the 16th and 18th centuries respectively and some of the Tudor panelling remains by the stairs in the Hall.

Situation
St Clare Hall Farm is situated in an attractive part of West Suffolk surrounded by mainly arable based farmland that is interspersed by blocks of primarily broadleaf woodland. The farm sits on the edge of the hamlet of Bradfield St Clare and is readily accessible via country roads and lanes. The farm is 7 miles to the south of the Cathedral Town of Bury St Edmunds, home to the Greene King brewery. Bury St Edmunds is a thriving market town combining a flourishing commercial centre, with a broad range of retail chains and boutique shops, and an excellent array of hotels, pubs and restaurants.

The town and surrounding area are fortunate to have a number of highly regarded primary and secondary schools, both in the private and state sector. Nearby preparatory schools include Old Buckenham Hall, Moreton Hall Prep School, South Lee and Barnadiston Preparatory School. Public schools include Culford, with The Perse and Lees Schools in Cambridge. The town has several highly regarded state sector schools including King Edward VI, County Upper and St Benedict’s Catholic School.

Access
True to its historic heritage Bury St Edmunds is located at the centre of East Anglia and is easily accessible from all parts of the region. The town is bisected by the A14 dual carriageway which provides quick and easy access to the County Town of Ipswich (26 miles) and the commercial hub of East Anglia, Cambridge (29 miles) as well as linking to the M11 motorway and A12 and A11 dual carriageways.

There is a local train service to Ipswich and Cambridge from where there are regular train services to London Liverpool Street and Kings Cross respectively. International air travel is available from Stansted Airport (42 miles).

Lot 1 St Clare Hall
(coloured pink on plan) 54.76 acres (22.14 Ha)

St Clare Hall is a most attractive Grade II Listed house situated in a slightly elevated moated setting at the end of a long tree lined drive. The house overlooks the nearby stables as well as enjoying southerly views over the surrounding farmland. The outstanding range of stables provides both stables and an American style barn and is enhanced by the manège, horse walker and the surrounding post and rail grass paddocks.
St Clare Hall
St Clare Hall is a traditional timber framed farmhouse which is Listed Grade II and dates from the 14th Century. The house is timber framed and presents attractive rendered elevations relieved by mainly small pane sash windows beneath a peg tile roof. The house underwent a major renovation within the last 10 years with the rooms also being re-arranged to provide comfortable and spacious accommodation.

On the ground floor there is a large principal reception Hall providing excellent entertaining space. There is also a panelled study and a sitting room with a wood burner set within an inglenook fireplace. Next to the sitting room is a kitchen breakfast room with a further inglenook fireplace and bread oven with a range of modern fitted kitchen units and a larder. There is also a utility/boot room and a cloakroom with WC. From the Hall with its Tudor panelling, stairs rise to the first floor landing.

The first floor has an extensive landing which leads to 6 double bedrooms and 3 bathrooms, one of which is ensuite.

Outbuildings
Adjoining the eastern elevation of the house is a modern double garage. This south facing extension has previously had consent to be replaced by further accommodation including a first floor studio flat.

Gardens
The attractive gardens surround the house and feature areas of lawn interspersed by well-established shrubs and fruit trees.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

GROSS INTERNAL FLOOR AREA 370.7 SQ METRES 3991 SQ FT
(INCLUDES GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT)

Bradfield St. Clare, Bury St. Edmunds, IP30 0EJ

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Stable Yard
To the west of the buildings is a most impressive range of stables providing 29 boxes together with ancillary facilities. The yard lends itself to being a training yard, its current use, but has in the past been used as a stud and could form the basis of a livery yard. The buildings comprise the following:

1. Stables- 13 looseboxes (approx. 13’ x 12’) and a tack room constructed of painted block under a tile roof with internal grills, feed bins and automatic drinkers.

2. American barn- 71’6” x 38’6” (22.7m x 11.8m) – A light and airy stable barn providing 12 Loddon boxes (Mainly approx. 12’ x 12’) constructed of concrete block and timber space boarding under a corrugated asbestos roof (with roof lights) with double sliding doors at each end.

3. Former Grainstore- 89’6” x 59’6” (27.3 x 18.1m) – a 6- bay former grain store, now used for storing forage and bedding, constructed of steel portal frame with 7’9” grain walling, corrugated asbestos cladding and roof with a concrete floor.

4. Range of Looseboxes- An attractive range of 4 looseboxes (approx. 13’6” x 12’9”) that have been converted from a traditional former cart shed constructed of brick with timber cladding under a pantile roof and concrete floor.

5. General Store- 78’9” x 24’3” (24m x 7.38m) – 4- bay open fronted store currently used for general storage and also housing a workshop area, constructed of steel portal frame with concrete block walls with corrugated cladding and roof with a concrete floor.

6. Manège- 116’6” x 106’ 6” (35.50 m x 32.50m) Outdoor wood chip all weather manège with post and rail fencing surround

7. Horse walker- 4- bay electric horse walker

The Land
The level block of land lies immediately around the hall and buildings and comprises 33.28 acres (13.47 Ha) of post and railed fenced grass paddocks and 11 ½ acres of mature broadleaf woodland. The land is level and benefits from direct access from the stables with soil belonging to the Ashley series, a fine loam over clay. All of the paddocks have water and many benefit from tree belts and mature hedgerows providing shelter.
Lot 2 Farmland incorporating a grass gallop
Coloured Green on plan – 86.58 acres (35.04 Ha)
A regular shaped block of farmland forming the eastern half of the farm. The farmland is currently down to grass and is used as a gallop, for paddocks, as a schooling ground and to make hay. The grass is classified as temporary by the Rural Payments Agency and could therefore be reverted back to arable cropping. There is good road access along its northern boundary as well as a track running down most of one side.

The land is level and classified Grade 3 with soil belonging to the Ashley series, a fine loam over clay. There is a 7 furlong grass gallop that runs from north to south.

Lot 3 Grassland and woodland with circular all-weather gallop
Coloured blue on plan – 42.34 acres (17.13 Ha)
A regular shaped grass field with two broadleaf woods. The level field benefits from road access to the west and is classified Grade 3 with soil belonging to the Ashley Series. The field features a 6 furlong all-weather circular gallop, which augments the equestrian buildings.

Chesnil Grove and Hop Plantation are mature broadleaf woods of mainly mature oak and ash providing amenity and sporting potential.
Lot 4 No. 1 St Clare Hall Cottage

Coloured orange on plan – 0.23 acres (0.09 Ha)

A semi-detached house which is situated at the entrance to St Clare Hall Farm and which could be used as staff accommodation or let to provide additional income. The house is constructed of brick under a tile roof with uPVC double glazed windows. The accommodation is laid out over 2 floors as follows:

**Ground Floor:** 2 reception rooms, kitchen, bathroom and utility room;

**First floor:** 3 bedrooms.

Outside the garden is mainly down to lawn with a garage and parking area situated to one side.

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**Floorplans**

Gross internal area 972 sq ft (90.2 sq m)

For identification purposes only.
General
Method of sale: St Clare Hall Farm is offered for sale by Private Treaty as a whole or in up to four lots.

Services: St Clare Hall Farm has mains water and electricity supplies with a private drainage system. The house benefits from oil-fired central heating and hot water. No.1 St Clare Hall Cottage has mains water, electricity and drainage, with oil fired central heating and hot water. The stables have mains water, 3-phase electricity and private drainage.

Tenure & possession: St Clare Hall Farm is offered for sale freehold with vacant possession upon completion. No.1 St Clare Hall Cottage is occupied by a member of the stable staff.

Entitlements to Basic Payments: St Clare Hall has 58.51 Entitlements to the Basic Payment Scheme which are included in the sale.

Ingoing Valuation: The sale will not be subject to an ingoing valuation.

Fixtures and Fittings: All items usually denoted as tenant’s fixtures and fittings and equipment including garden ornaments and statutory items are specifically excluded from the sale. A schedule of fixtures and fittings that may be available by separate negotiation is available from the Vendor’s agent.

Sporting, Minerals & Timber: In so far as they are owned by the Vendors, rights to sporting, minerals and timber are included in the sale.

Wayleaves and easements: The property will be sold subject to and with the benefit of all existing wayleaves and easements public or private, light, sport, drainage, water and electricity supplies and any other rights, obligations, easements and quasi easements and restrictive covenants and all proposed wayleaves for masts pylons, stays, cables, drains, water, gas and other pipes whether referred to in these particulars or not. A plan illustrating the public rights of way across the farm is available from the Vendor’s Agents.

Planning: A schedule of the planning consents relating to St Clare Hall Farm is available from the Vendor’s Agent along with some of the decision notices.

Employees: The farm employs staff who may benefit from protection under the Transfer of Undertaking (Protection of Employment) Regulations 2006. Further details are available from the vendors’ agents.

Outgoings/Council Tax: St Clare Hall – Band G 2016/17 £2,540.25, No. 1 St Clare Hall Cottage – Band C 2016/17 £1,354.80

Local Authorities: Suffolk County Council – 0345 606 6067, St. Edmunds Borough Council – 01284 763233

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event of the sale of the property or any part of it or any right attached to it becoming 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 would ask you to be as vigilant as possible when making an inspection for your own safety, particularly around farm buildings and machinery.

EPC: St Clare Hall Grade II Listed, No. 1 St Clare Hall Cottage EPC rating F

Holdover: The Vendors reserve a right of holdover to take hay until 1st September 2016.

Solicitors: Rustons & Lloyd, Beaufort House, 136 High Street, Newmarket, Suffolk, CB8 8JP, Tel.: 01638 661221 Fax: 01638 661732 DX: 50501 – Newmarket FAO Mr Christopher Pitchers

Directions: Please see the location plan.

Postcode: IP30 0EJ

All viewings are to be strictly by appointment through the vendor’s agents Strutt & Parker LLP

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St Clare Hall Farm

Lot Key

1 Lot 1 (22.14ha / 54.76ac)
2 Lot 2 (35.04ha / 86.58ac)
3 Lot 3 (16.91ha / 41.79ac)
4 Lot 4 (0.09ha / 0.23ac)

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