



Land at Brinkley
Nr Newmarket, Suffolk

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Land at Brinkley Nr Newmarket, Suffolk, CB8 0RB

High quality block of commercial arable land with two attractive broadleaf woods.

Newmarket 6 miles, Haverhill 8 miles,
Cambridge 13 miles

Grade 2 arable land | Large regular shaped fields
Predominantly broadleaf woodland

For sale as a whole

In all 294 acres (119 Ha)

Situation

The farm land is located on the west side of the village of Brinkley in the gently rolling chalk hills East of Cambridge, with some of the most commercial farmland in the county. It is readily accessible from local roads in all directions and the A11 trunk road is 4½ miles to the West. The regional centres of Newmarket, Haverhill, and Cambridge are close by and offer a broad range of retail, commercial and leisure services.

The farmland

The arable farm land is well laid out with excellent road access and a farm track that runs through the northern parcel. The largely regular shaped fields are gently undulating and commercial in nature, averaging just under 30 acres.

The land is classified Grade 2 Hanslope series, a calcareous clay loam over chalk, capable of producing strong yielding arable crops. Recently the crop rotation has been:

Field Name	Field No.	2023	2022	2021	2020	2019
Charcrau	9235	Winter Beans	Winter Wheat	Winter Wheat	Spring Barley	Winter Wheat
Left/Right Hill	2003	Winter Beans	Winter Wheat	Winter Wheat	Winter Oats	Winter Barley
Leizures	2056	Winter Beans	Winter Wheat	Winter Wheat	Spring Barley	Spring Barley
Long Brinkley Wood	4927	Winter Beans	Winter Wheat	Winter Wheat	Winter Oats	Winter Barley
Hay Abbey	3519 & 5940	Winter Wheat	Winter Wheat	Linseed	Spring Barley	Winter Wheat
Lion Land	4567	Winter Wheat	Winter Wheat	Linseed	Spring Barley	Winter Barley
Mikes	7632	Winter Wheat	Winter Wheat	Linseed	Spring Barley	Winter Wheat
Chalk Pit	1047	Sugar Beet	Winter Wheat	Winter Wheat	OSR	Winter Barley

There are two woods which feature indigenous broadleaf species such as ash and oak, and woodland shrubs. They are designated Ancient Semi-Natural Woodland and in spring are carpeted with bluebells.

General

Method of Sale: The land is offered for sale by private treaty as a whole

Tenure: The land is for sale freehold. A Contract Farming Agreement with a local contractor terminates on 30th September 2025. However this can be terminated on 30th September 2024 by giving at least six months notice (to be served by 29th March 2024).

Services: There are no services connected.

Drainage Rates: Drainage rates of £2.15/ Ha are paid annually to the Environment Agency (Anglian - Gt Ouse).

Boundaries: Purchasers should satisfy themselves over the accuracy of the land’s boundaries.

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 other rights and obligations, easements and

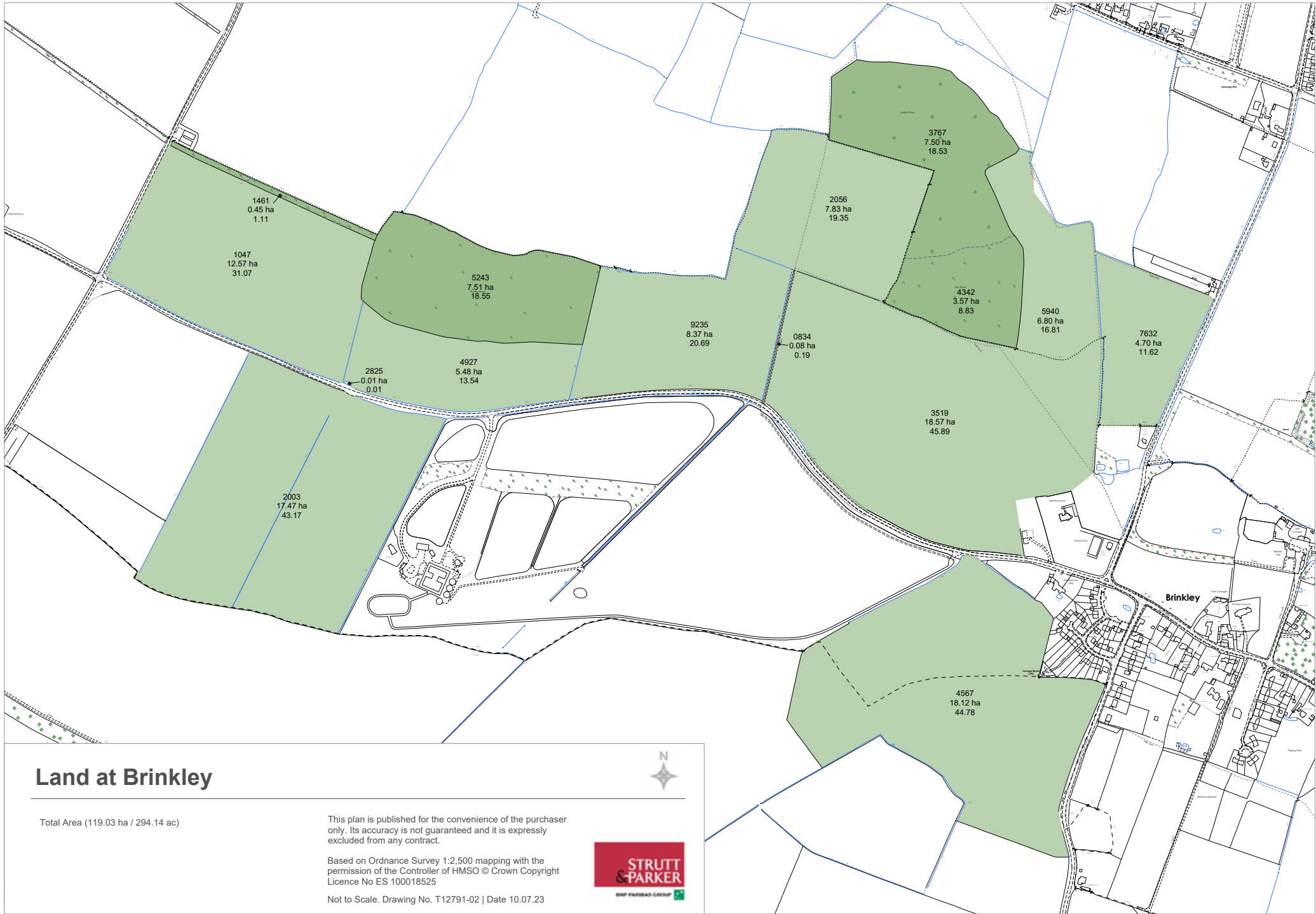
quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. A line of electricity poles crosses one of the fields.

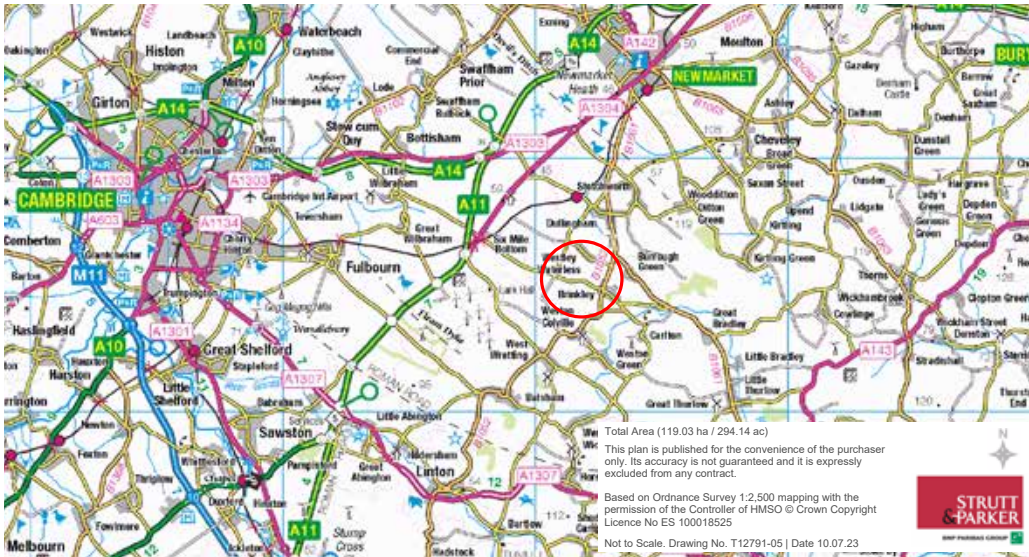
A number of public footpaths cross the farm and more information is available from the Vendor’s agents.

Basic Payment Scheme: No Entitlements to the Basic Payment Scheme will be transferred with the land. All rights to future delinked payments will be retained by the seller.

Overage Clause: The land is to be sold subject to an existing Deed of Overage in the event that planning permission is granted for any form of residential or non-agricultural development on the land, with the exception of a change of use to equine activities including stabling, equine facilities, stud use and a house to go with the stud. The uplift will be for 40% of any net development value resulting from the grant of planning permission within a period of 30 years from 18th September 2015.







IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2023. Particulars prepared January 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Designations: All of the land is in a Nitrate Vulnerable Zone. The parcels of woodland are Ancient Semi-Natural Woodland.

Woodland Management Plan: There is a Woodland Management Plan for the period 2020 to 2030. A copy is available from the Vendor's agent.

Holdover: Holdover will be reserved to permit harvesting of the 2023 harvest.

Early Entry: Early entry may be permitted onto land following exchange of contracts upon payment of an additional 10% of the purchase price.

Sporting, timber and mineral rights: All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local Authorities:
Cambridgeshire County Council – 0345 045 5200
South Cambridgeshire District Council – 01954 713000

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that the vendor has elected for VAT and the sale becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety: Given the potential hazards of a working farm, we ask you to be as vigilant as possible in making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Guide Price: £2,700,000.

Directions
Please see the location plan at the end of the particulars.

What3words- sundial.lilac.latches

Viewing
Strictly by appointment with the vendor's agents Strutt & Parker on 01473 220422 or 07702 317232.

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