

The Glemham Hall Estate

Little Glemham, Suffolk



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A magnificent estate close to the Suffolk Heritage Coast

The Glemham Hall Estate, Little Glemham, Woodbridge, Suffolk IP13 0BT

Aldeburgh 7 miles, Woodbridge 8 miles, Ipswich 14 miles (London Liverpool Street Station 60 minutes)

Features:

Grade I listed mansion with seven main reception rooms, conservatory, twelve main bedrooms, five dressing rooms, nineteen attic rooms, kitchens, domestic offices and cellars

Formal gardens, parkland and frontage to the River Alde

In-hand arable land, river meadows and woodland

Let arable farm with farmhouse and buildings

Lodge Cottage and six further cottages

(Further cottages available)

About 1,763 acres (713 ha)

Available as a whole or in its constituent parts

Situation

The Glemham Hall Estate is situated at Little Glemham, about 7 miles from Aldeburgh and 8 miles from Woodbridge. Both towns have a wide range of high-end facilities and are especially desirable coastal and riverside towns. The county town of Ipswich is 14 miles away and has a direct rail link to London Liverpool Street Station with a travel time of about 55 minutes.

History

The earliest reference to the Glemham family is of William de Glemham in 1228. The family prospered under the Tudors and in the late sixteenth century Sir Henry Glemham built the present Glemham Hall, but following a loss of fortune the estate was purchased in 1708 by the North family (later Earls of Guilford). The Hall was remodelled and enclosed formal gardens were created with oak and lime avenues to the north and south, both of which are still present today. In 1791, Humphrey Repton was commissioned to make changes to the park including extended tree planting and demolition of a former manor house which stood

in the park. The Hall and park remained generally unchanged for the next century and in 1923 the Earl of Guilford sold the estate to Captain John (known as Ivan) Murray Cobbold of the Suffolk brewing family, and his wife Lady Blanche, daughter of the 9th Duke of Devonshire of Chatsworth House, Derbyshire. Between them they created new gardens within the original eighteenth century walled and hedged enclosures but tragically Captain John was killed in the second world war, after which his widow Lady Blanche continued to reside in the Hall. In 1987 the estate passed to her son Patrick and in 1994 the estate passed to his nephew Major Philip Hope-Cobbold who was born in the Hall in 1943. Major Philip attended the Royal Military Academy Sandhurst and served with the 13th/18th Royal Hussars (Queen Mary's Own) until 1992. He was Patron of Ipswich Town Football club and was High Sheriff of Suffolk for 2005/6. In 2020, the estate was inherited by his son Thomas who lives in the Hall with his wife and family.





The Glemham Hall Estate

The Glemham Hall Estate is one of Suffolk's most notable estates. Having the qualities of a complete estate, the magnificent Hall boasts five centuries of history, having been established in the sixteenth century. Inside, the Hall offers extensive accommodation with commanding rooms offering exceptional ceiling heights and many traditional features such as a superb reception hall and main reception rooms, plentiful bedrooms and dressing rooms, extensive attics and large cellars. Outside there are traditional lawns and formal gardens, whilst the large park surrounding the Hall has many ancient trees and avenues which hark back to Repton and beyond, over which the Hall enjoys distant views and privacy.

The Hall and park are surrounded by the estate's land which is a traditional mix of in-hand commercial arable land, grazing meadows with frontage to the River Ore and mature blocks of broadleaf and conifer woodland. Together with a let arable farm and seven cottages, The Glemham Hall Estate is a traditional rural estate offering wonderful living, amenity and enjoyment, as well as a commercial return.

Glemham Hall

Glemham Hall is a mansion of sixteenth century origins situated in a traditional parkland with wonderful grounds and formal gardens. Listed Grade 1, the Hall was re-modelled in the eighteenth century and presents mellow red brick walls beneath tiled roofs. With a commanding presence, the façades are relieved by magnificent sash windows affording wonderful light to the main reception rooms and bedrooms, from which there are far reaching views over the gardens, grounds and park.





From the front drive, a double front door opens to a vestibule which leads to the magnificent reception hall with carved columns and views over the park, from which an opening leads to the staircase hall with an exceptional staircase rising to the first floor and cloakroom below. Within the west wing there are three wonderful reception rooms comprising the drawing room, the billiard room and the library, together with a conservatory and a bar. From the hall there is a door to the dining room which leads on to a study and then to the east wing where there is a sitting room and office. Further rooms within the east wing comprise two kitchens, further cloakrooms, domestic offices and utility rooms.

An exceptionally wide staircase rises to the main landing which overlooks the staircase hall and runs the majority of the length of Glemham Hall, with doors to nine bedrooms, some of outstanding size, together with four dressing rooms and five bathrooms.

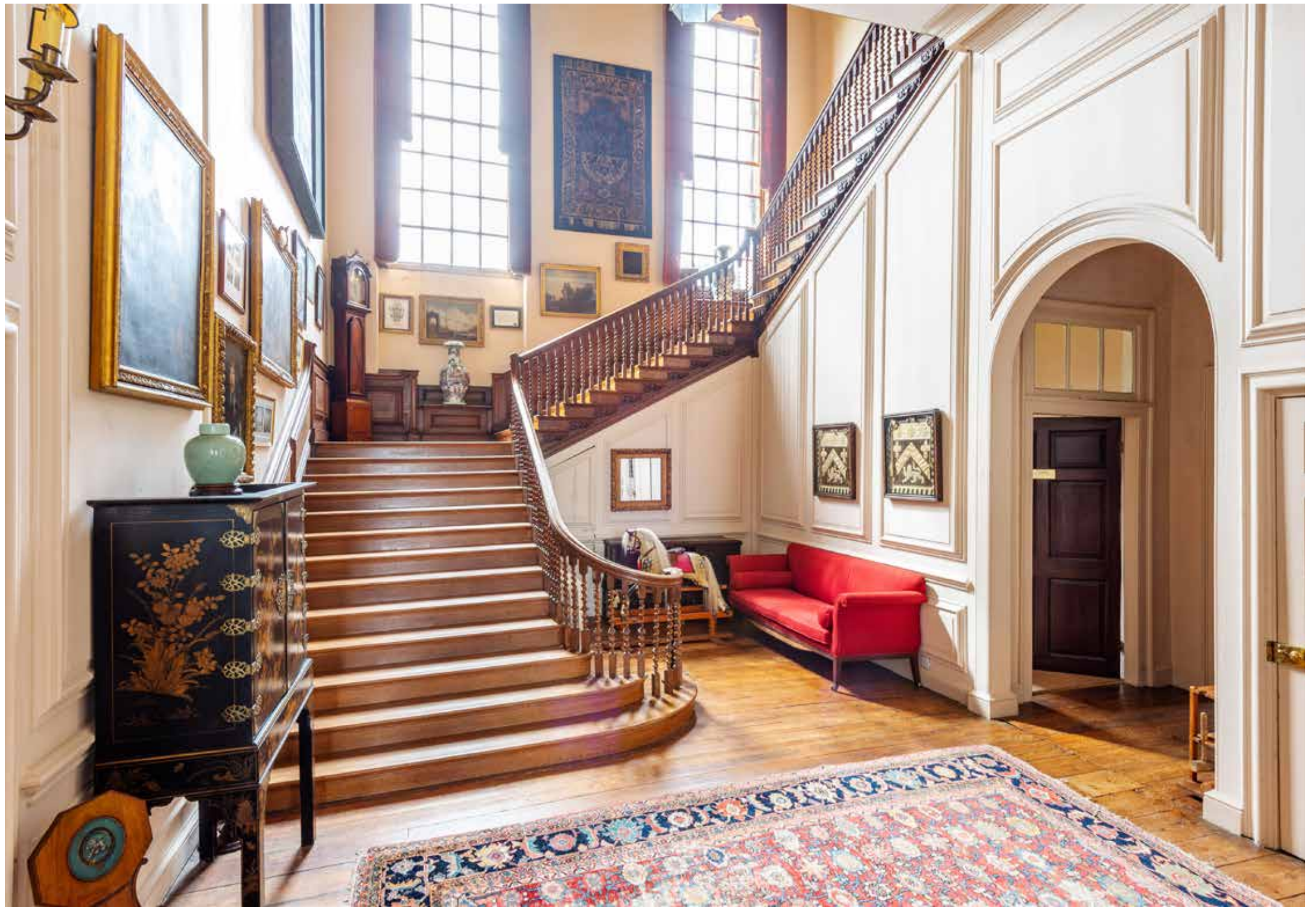
At a mezzanine level (between the ground and first floors), there are three bedrooms, a dressing room and a bathroom.

At the second floor, there are nineteen rooms, a bathroom and a cloakroom, which were historically used by staff and which offer the opportunity for further accommodation.

Below the Hall there are large cellars providing extensive storage and wine shelving.









Floor plans for Glemham Hall

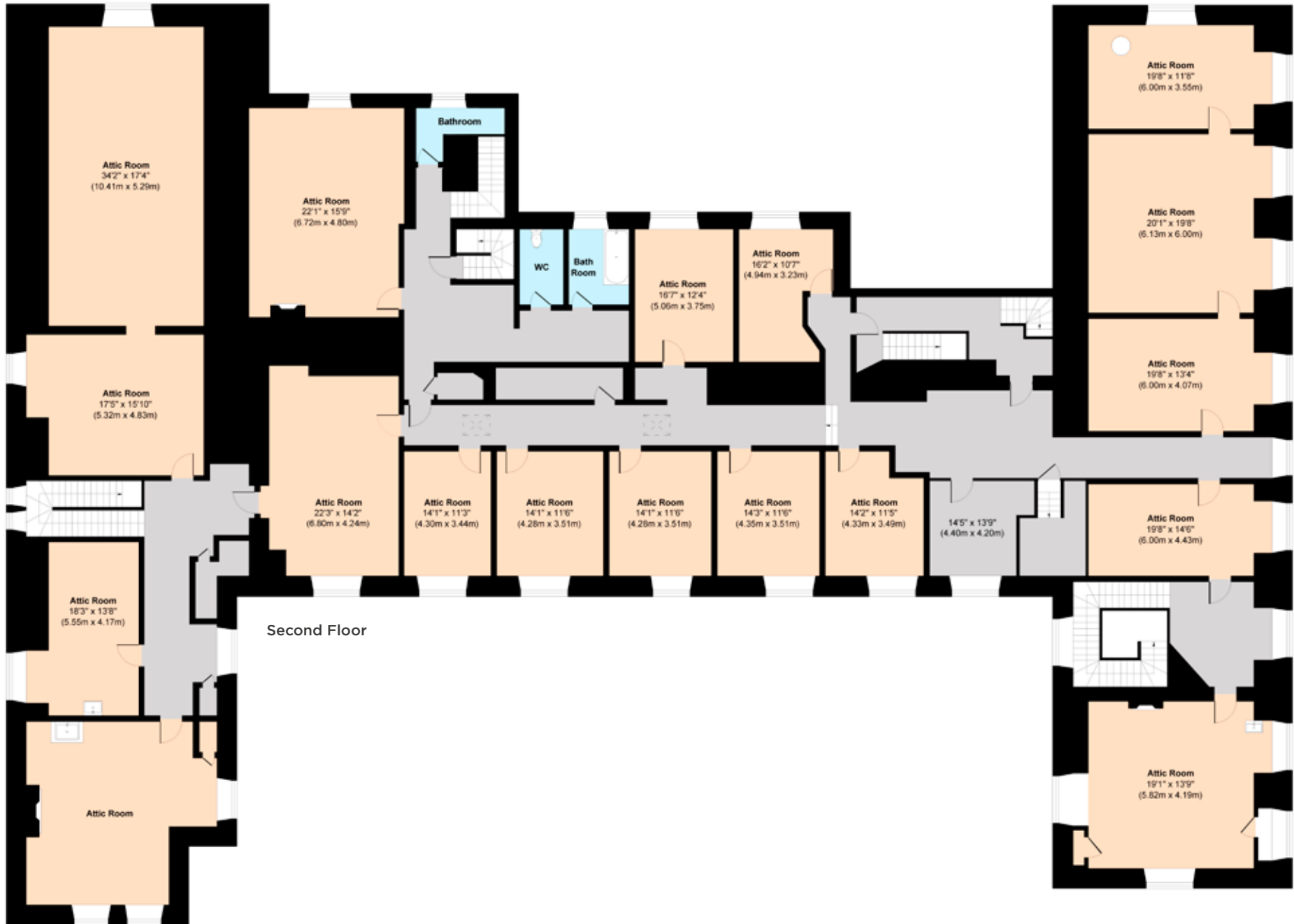
Approximate Gross Internal Area*:
House: 34,074 sq ft / 3,165.86 sq m

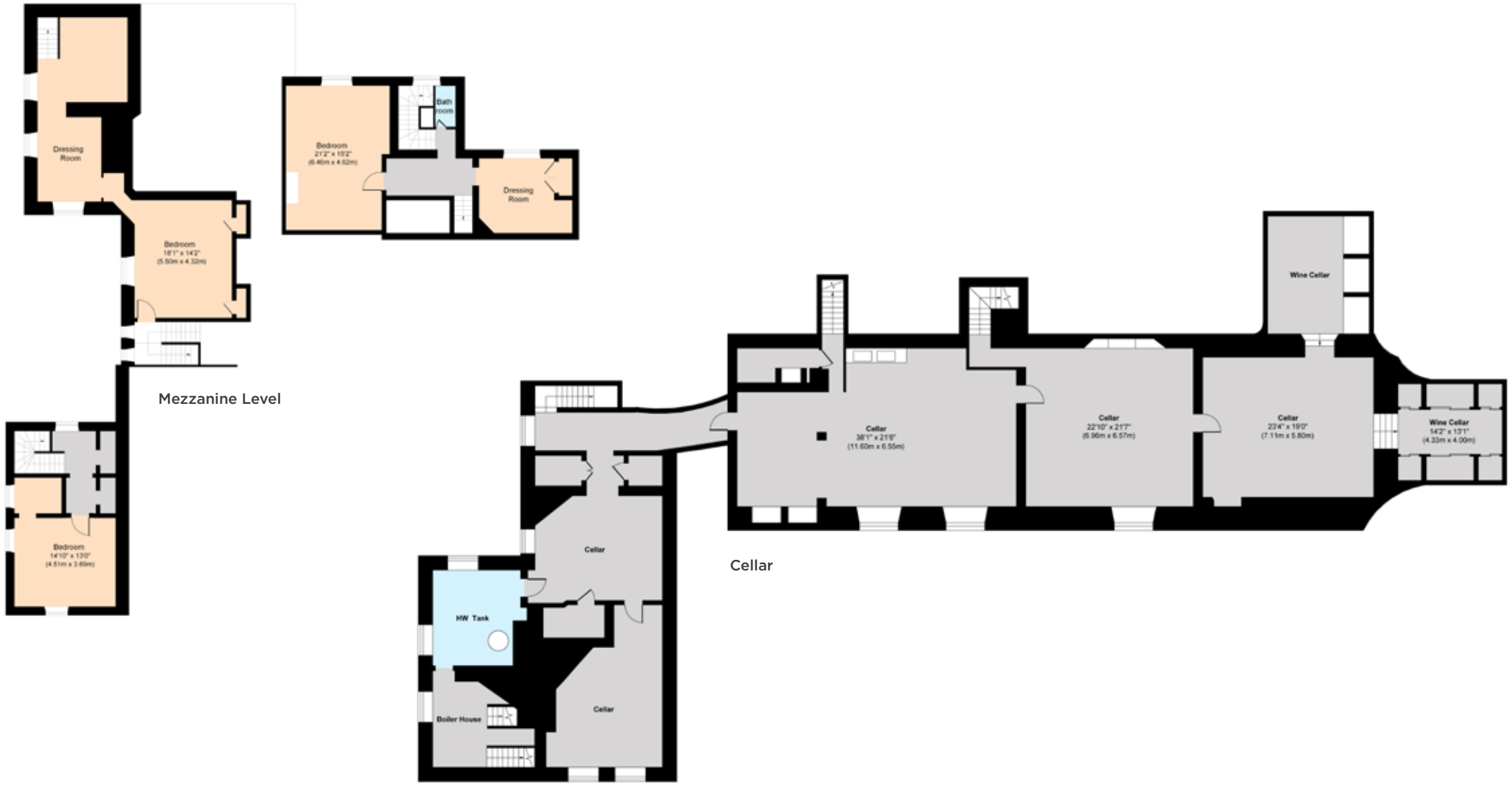
Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.









Gardens and Grounds

From a Lodge Cottage at the head of the drive, the Hall is approached through the park with the drive continuing past the front door and culminating to the east of the Hall, where there is a gravel turning circle and walled parking area. The gardens surrounding the Hall are sweeping lawns with some fine specimen trees including cedar, oak and copper beech with long runs of sculpted yew hedges. To the centre of the lawns is a yew avenue leading to several formal hedged and walled gardens including a large autumn flower garden with traditional greenhouse and massive yew topiary hedge, thought to be the oldest feature of the gardens. Beyond this, and approached through the yew avenue there is a rose parterre with formal pond flanked by yew hedges and mellow brick walls, behind which is a ha-ha and a fine mature yew hedge. To the south there is a grass tennis court with a traditional summer house, flanked by a brick wall with an iron gate opening to a half moon area of grass.

Planning

Glemham Hall has been used as a successful wedding venue for about twenty years, and benefits from the following planning permissions:

DC/01/0403: granted on 7th June 2001 to allow part of the Hall to be used for marriage ceremonies.

DC/22/3445/FUL: granted on 1st September 2022 for the retention of a marquee for a further ten year period.

DC/22/3446/FUL: granted on 31st August 2022 for the use of the summerhouse for marriage ceremonies for a further ten year period.





Outbuildings

The former carriage house with bell tower now provides garaging with storage above, and to the rear there is a staff room with kitchen area and cloakroom. Attached to one side is an original squash court with raised viewing area.

A south facing studio offers ideal accommodation for recreation and stands between the gardens and the garages. Adjoining the garden walls there are a number of traditional garden stores and potting sheds, a first class cloakroom (with male, female and disabled facilities) and a wine store.

The Park

The park is listed Grade II and surrounds the Hall and provides a remarkable backdrop of traditional grazing with many magnificent trees. The oak, chestnut and lime avenues created in the early eighteenth century lead the eye to both the north of the Hall and to the south towards St Andrew's Church, and the surrounding hedges and woods offer privacy. As well as the main drive leading to the west, a further carriage drive leads east to Tinker Brook Lane, whilst a further carriage drive leads south to St Andrew's Church and the cottages, from where there is access to Church Road.

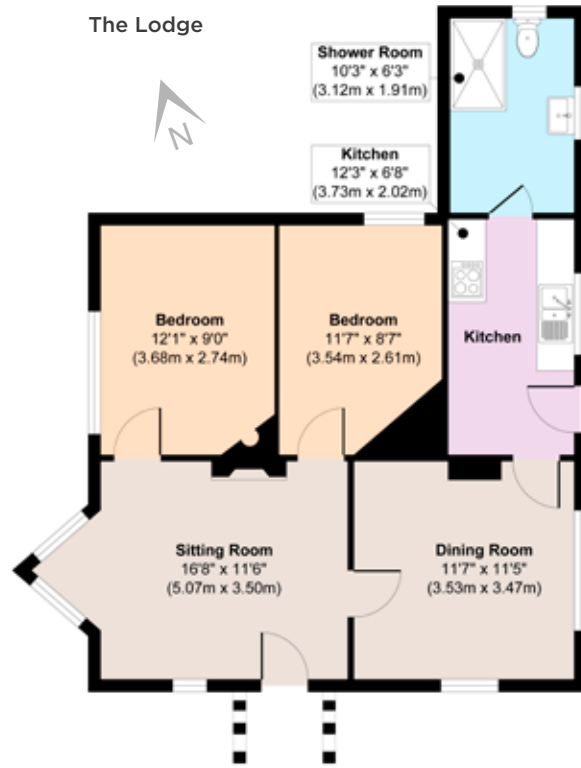


The Cottages

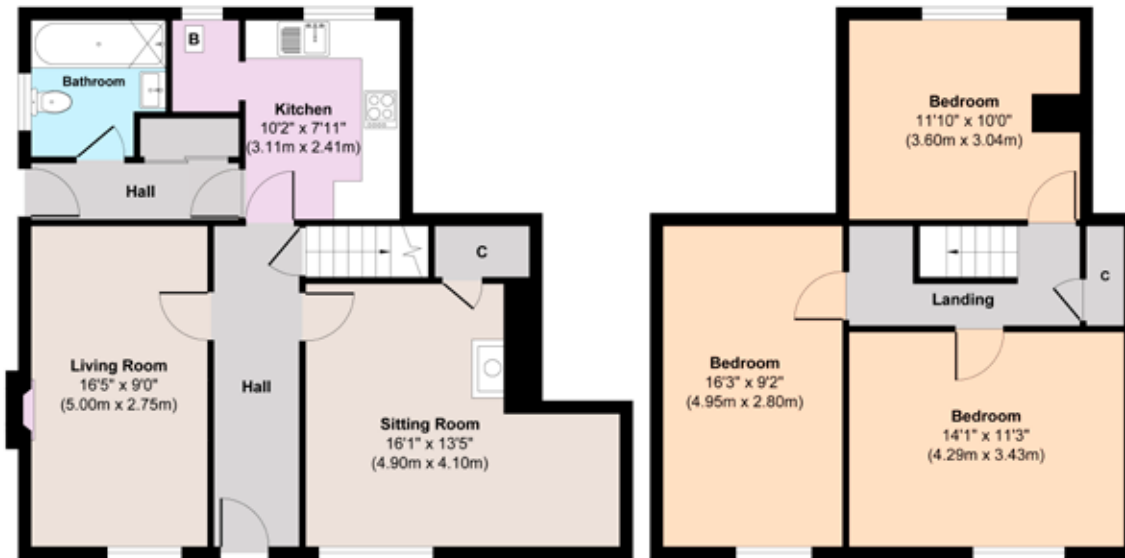
The Lodge: A recently renovated single storey brick and tile lodge situated at the head of the main drive. Two reception rooms, kitchen, two bedrooms and bathroom. Outside there is a garden and parking.

47 Old Church Cottages: A listed Grade II semi-detached cottage situated near St Andrew's Church. On the ground floor there is a hall, two reception rooms, kitchen, back hall and bathroom, with three bedrooms above. Outside there is a garden.

48 Old Church Cottages: A listed Grade II semi-detached cottage situated near St Andrew's Church. On the ground floor there is a hall, reception room, kitchen and bathroom, with two bedrooms above. Outside there is a garden.



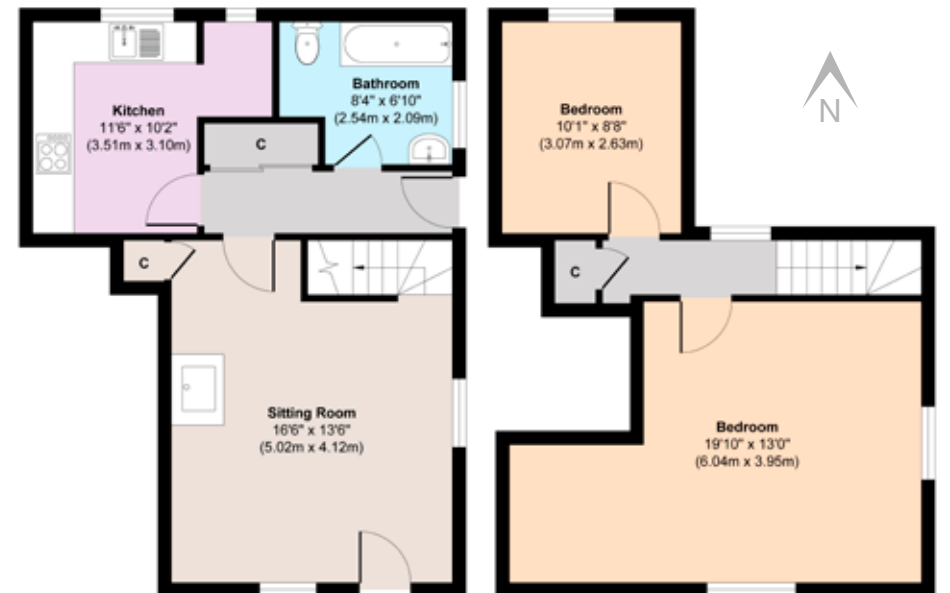
47 Old Church Cottages



Ground Floor

First Floor

48 Old Church Cottages



Ground Floor

First Floor

59 New Church Cottages: A thatched semi-detached cottage situated near St Andrew's Church. On the ground floor there is a hall, reception room, kitchen/breakfast room, bathroom, utility and store room, with three bedrooms above. Outside there is a garden and outbuilding.

60 New Church Cottages: A thatched semi-detached cottage situated near St Andrew's Church. On the ground floor there is a hall, two reception rooms, kitchen, bathroom and store, with three bedrooms above. Outside there is a garden and outbuilding.



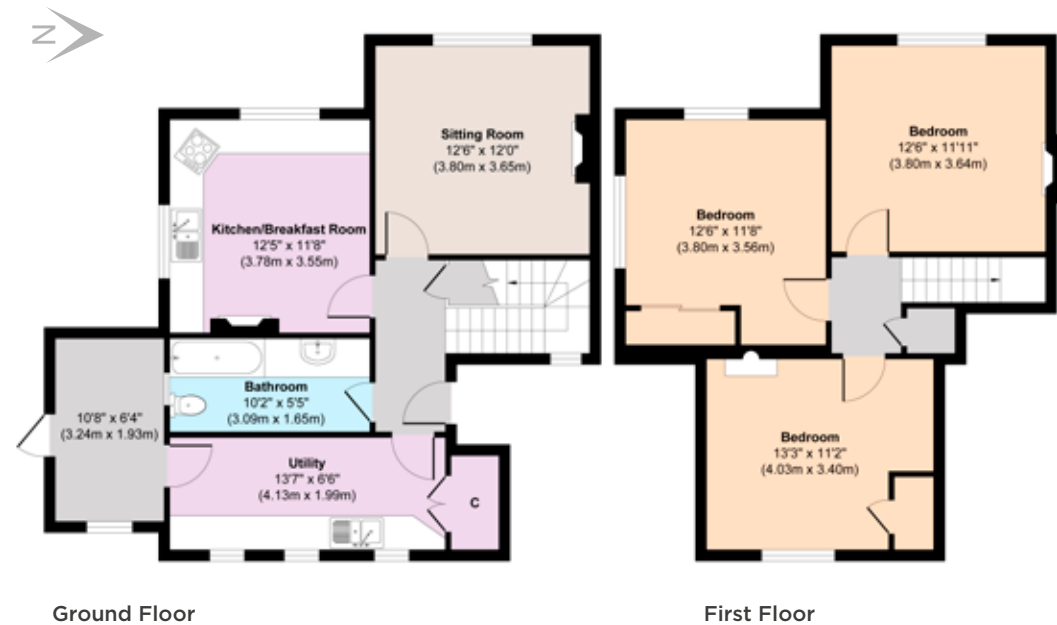
Floor plans for The Cottages

- Approximate Gross Internal Area*:
 The Lodge: 677 sq ft / 62.93 sq m
 47 Old Church Cottages: 1,159 sq ft / 107.73 sq m
 48 Old Church Cottages: 802 sq ft / 74.59 sq m
 59 New Church Cottages: 1,175 sq ft / 109.17 sq m
 60 New Church Cottages: 1148 sq ft / 106.79 sq m
 1 Peartree Bungalow: 877 sq ft / 81.56 sq m
 2 Peartree Bungalow: 889 sq ft / 82.63 sq m

Illustration for identification purposes only.
 Not to scale.

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59 New Church Cottages



60 New Church Cottages

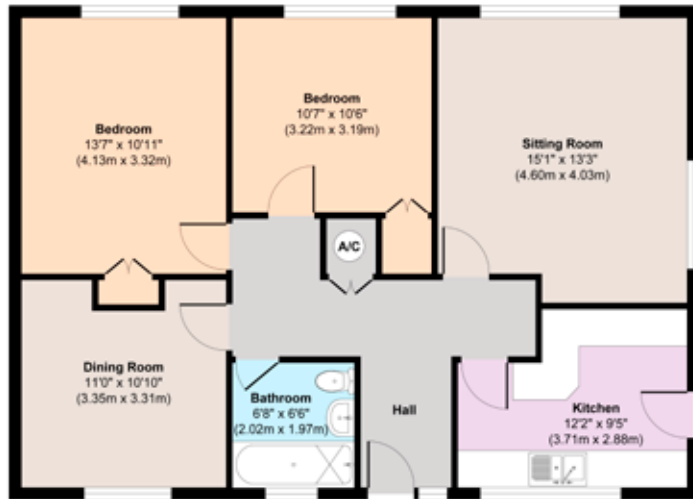


1 Peartree Bungalow: A single storey bungalow situated to the south-west of the Park. Hall, with two reception rooms, kitchen, two bedrooms and a bathroom. Outside there is a garden.

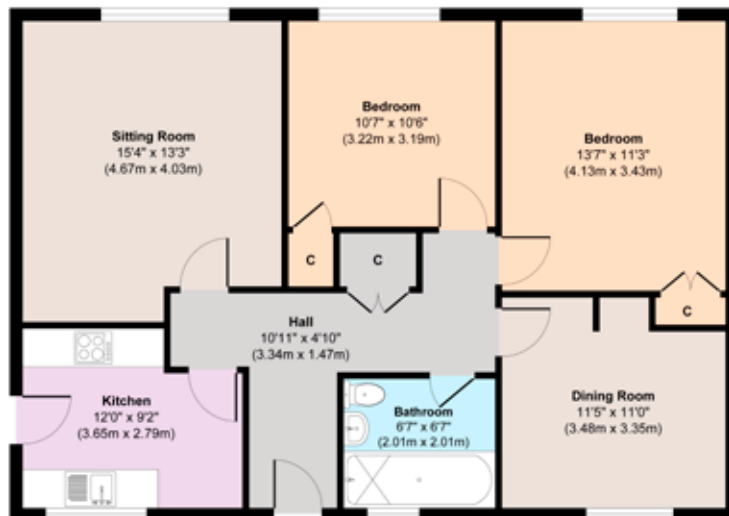
2 Peartree Bungalow: A single storey bungalow situated to the south-west of the Park. Hall, with two reception rooms, kitchen, two bedrooms and a bathroom. Outside there is a garden.



1 Peartree Bungalow



2 Peartree Bungalow





The In-Hand land

The in-hand land is a mixture of arable land, river meadow and woodland. The arable land comprises fields of a size suitable for large scale farm machinery, and the soils are capable of growing a range of arable crops. To the north of the Estate the soils are Grade 2 progressing through Grade 3 to the south, with soils of the Burlingham 3 and Ragdale Series, being a deep loam over clay subsoil and heavier clay over clay subsoil respectively. The river meadows to the south of the estate are on Mendham Series soils, which are river alluvium. The woodland forms clumps of trees throughout the park, as well as two large blocks of mature woodland to the north-east of the estate and further blocks throughout the farmland which include wonderful stands of mature broadleaf trees adding greatly to the amenity and enjoyment of the estate.

The extent of the in-hand land is:

	Acres	Hectares
Hall, gardens and Lodge	15.12	6.12
Cottages	1.21	0.49
Parkland	183.52	74.27
Arable land	742.71	300.57
River meadows	55.68	22.53
Woodland	227.89	92.22
Concrete track	4.16	1.69
Miscellaneous	6.20	2.50
Total	1,236.49	500.40



Let farm

Willows, Mill and Sink Farms extend to 526.44 acres (213.02 ha) and are let under an Agricultural Holdings Act Tenancy dated October 2007 with the right for one further succession.

The let farm is served by a listed Grade II farmhouse at Willows Farm dating from the seventeenth century of brick and timber construction beneath pantiled roofs. The accommodation extends to a central hall, sitting room, drawing room, dining room, office, Aga kitchen/ breakfast room, boot room and cloakroom on the ground floor. On the first floor there are four bedrooms, a dressing room, two bathrooms and a shower room and on the second floor, there are two bedrooms and a bathroom. Outside there is a double garage and a cart shed with a garden surrounding the property.

At Sink Farm there are two general purpose buildings (28m x 24m and 24m x 18m) used as a workshop and grain store. The majority of the land is in an arable cultivation with some grassland adjacent to the Rivers Alde and Ore. To enhance productivity, the tenant holds a water abstraction licence and grows a variety of combinable and root crops throughout the farm.



General

Method of sale: The Glemham Hall Estate is offered for sale by private treaty.

Tenure: Freehold with vacant possession subject to tenancies listed below.

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.

Drainage: We understand that the private drainage may not comply with the relevant regulations. Further information is being sought.

Basic Payment: Entitlements to the Basic Payment relevant to the land offered for sale are excluded from the sale.

Environmental Stewardship: There is none.

Holdover: Following the date of completion of the sale, the vendor may require the right of Holdover over the outbuildings for storage purposes.

Sporting, Timber and Mineral Rights: All sporting and timber rights are included in the freehold sale, insofar as they are owned.

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

Transfer of Undertakings Protection of Employment (TUPE): Further details from the vendor's agents.

Local Authority: East Suffolk Council, Riverside, 4 Canning Road, Lowestoft NR33 0EQ

Guide price: £19,000,000

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 estate, we ask you to be as vigilant as possible when making your inspection, for your own personal safety. All viewings and appointments are strictly by prior appointment with the vendor's agent.

Solicitors: Mills & Reeve LLP, 1 St James Court, Norwich NR3 1RU

Directions

By road: From the south, proceed on the A12 and pass The Lion Inn at Little Glemham. In half a mile, turn into the drive by the Lodge and proceed through the park to Glemham Hall.

What 3 Words: presume.snares.boards (which is the Lodge at the end of the drive).

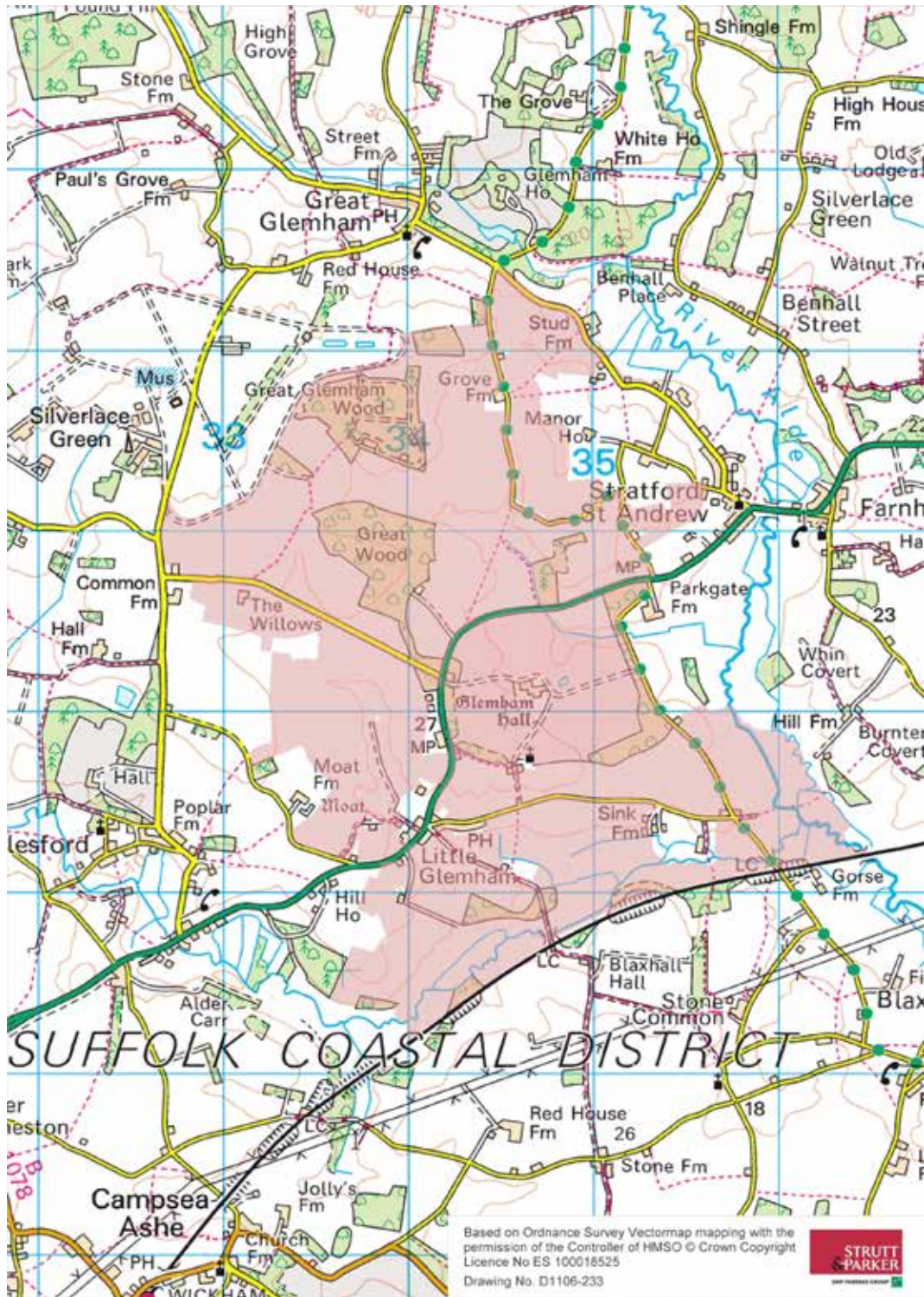
Post Code

IP13 0BT

Viewings

Strictly by confirmed appointment with the vendor's agents.

Property	Post Code	Description	Occupation	Electricity	Water	Drainage	Heating	Listing	EPC	EPC Expiry	Council Tax
Glemham Hall	IP13 0BT	Detached	VP	Mains	Mains	Private	Oil	Grade I	N/A	N/A	H
The Lodge	IP13 0BT	Detached	VP	Mains	Mains	Private	Oil	Grade II	E	28.03.29	C
47 Old Church Cottages	IP13 0BH	Semi-detached	VP	Mains	Mains	Private	Oil	Grade II	E	04.02.25	D
48 Old Church Cottages	IP13 0BH	Semi-detached	AST	Mains	Mains	Private	Oil	Grade II	E	25.04.25	C
59 New Church Cottages	IP13 0BH	Semi-detached	Rent Act Tenancy	Mains	Mains	Private	Oil	No	E	27.12.31	D
60 New Church Cottages	IP13 0BH	Semi-detached	AST	Mains	Mains	Private	Oil	No	E	13.02.25	D
1 Peartree Bungalow	IP13 0BS	Semi-detached	Assured Tenancy	Mains	Mains	Private	Oil	No	E	27.02.30	A
2 Peartree Bungalow	IP13 0BS	Semi-detached	AST	Mains	Mains	Private	Oil	No	E	05.10.24	A
Willows Farmhouse	IP13 0BX	Detached	AHA	Mains	Mains	Private	Oil	Grade II	N/A	N/A	G
Willows & Sink Farms	IP13 0BX	Agricultural	AHA	Mains	Mains	N/A	No	No	N/A	N/A	N/A
Parish Community Area	IP13 0BA	Playground	Lease to 20.12.2040	No	No	No	N/A	N/A	N/A	N/A	N/A
Allotment	IP13 0BA	Vegetable garden	Lease 2 month notice	No	No	No	N/A	N/A	N/A	N/A	N/A



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