



Whittingham Hall

Fressingfield, Suffolk

A high-yielding arable farm and country house located in a peaceful part of north Suffolk

Whittingham Hall, Metfield Road, Fressingfield, Eye, Suffolk, IP21 5SB

Fressingfield 1 mile, Harleston 6 miles, Diss Station 13 miles (trains to London Liverpool Street within 1hr 30 mins),
Norwich 25 miles, Ipswich 27 miles

All distances and times are approximate

Features:

Lot 1 - Whittingham Hall

Grade II listed country house with five bedrooms, four reception rooms, a 'Great Hall' and swimming pool
Detached two-bedroom cottage | Mature gardens and grounds | Garaging and stables | Traditional range of farm buildings
Modern grain storage for 2,000 tonnes | Grass paddocks
About 15.61 acres (6.33 ha)

Lot 2 - Land at Whittingham Hall

Arable land and woodland
About 181.30 acres (73.36 ha)

Lot 3 - Land west of Whittingham Hall

Arable land and woodland
About 234.06 acres (94.73 ha)

Lot 4 - Land south of Whittingham Hall

Arable land and woodland
About 77.81 acres (31.49 ha)

Lot 5 - Arable land off Gules Green Lane

Arable land split between two fields
About 45.58 acres (18.44 ha)

About 554.36 acres (224.35 ha) in total

For sale as a whole or in up to five lots





Situation

Whittingham Hall is located in an agriculturally productive and rural part of north Suffolk in East Anglia, surrounded by large open fields and unspoilt countryside. Locally the farm is situated on a quiet country lane one mile east of Fressingfield, a quaint village with medical centre, primary school, village stores and pub. Further afield lies the market town of Harleston which offers a wider range of day-to-day amenities, or the county towns of Norwich and Ipswich are both within an hour's drive.

Diss train station is approximately 25 minutes by car and provides rail services via Ipswich into London Liverpool Street taking 1hr 30 minutes, or north to Norwich. There are some excellent schools in the area including Thomas Mills High School at Framlingham and Debenham High School, as well as the independent Framlingham College and Woodbridge School.

Whittingham Hall

Whittingham Hall is a superb ring-fenced arable farm which offers great appeal to a range of different purchasers. As a whole, the farm is a commercially sized arable unit which has been well maintained and looked after; it is ready for a new owner to move straight in and continue the existing farming operations (the vendor is aware of additional land which could possibly be farmed in addition if required).

The Hall sits proudly within the middle of the farm's land at the end of a mature chestnut, oak and lime tree avenue. It dates to 1653 and was originally an outbuilding that supported a moated manor house

positioned north of the existing Hall. The Hall has been lovingly maintained and improved over the years to offer 8,800 square feet of comfortable and modern living space within this charming Grade II listed building. Beside the house lies a range of buildings, some traditional and dating back to the 16th Century and others modern, used for the current arable farming operations.

All of the farmland is Grade 3 on the Agricultural Land Classification maps, with the soils of the Beccles 1 Series, described as a chalky till, slowly permeable fine loam over clay. The rotation in recent years has typically been a variety of spring/winter wheat, spring/winter barley, spring beans and oil seed rape. A cropping history and yields are available from the vendor's agent.

There are various parcels of woodland and shelter belts within the farm which combined with some game cover, are used by a local syndicate to host a small-scale pheasant shoot.

The farm is available as a whole or can be bought in the lots described in these particulars.

Lot 1 - Whittingham Hall About 15.61 acres (6.33 ha)

Whittingham Hall
The Hall offers a lovely blend of period charm and spacious living. Dating back to 1653, the house showcases an abundance of character features including shaped gables, exposed beams, inglenook fireplaces and casement windows with square leaded panes.

A central porch on the easterly elevation leads into an entrance hall with access to the first floor, and the two principal reception rooms. The sitting room has large double doors leading out to a patio and the expansive gardens. Connected to the dining room lies the conservatory and office and a door through to the living room which boasts another large inglenook fireplace. On the northern end of the house lies a wonderful modern kitchen with 4-door oil fired AGA, complemented by an adjoining utility room and doors to the front yard and garden.

Stairs from the entrance hall lead up to a large landing and the master bedroom suite positioned on the southernmost side of the house. The landing leads to a further four bedrooms and two bathrooms, and there is access to a generous attic formerly used as a playground and now utilised for storage.

On the southern end of the house lies a storage/games room and the "Great Hall" which is open into the loft to expose the original cross beams and decorative supporting timbers. This is a wonderful space, perfect for entertaining, games and other uses. From here a door leads into the enclosed swimming pool which measures 9 metres by 4.5 metres and is heated by propane gas. Large sliding doors open onto another patio and the gardens.

The mature, landscaped gardens have been extended and curated over many years to make a very peaceful setting in which to enjoy the house and surrounding countryside.





The Cottage
 North of the Hall lies the cottage which has been used as a successful holiday let, generating a gross income of approximately £16,000 per annum. A door from the yard leads into a kitchen with recently renewed units and appliances. There is a separate sitting/dining room, two bedrooms and a bathroom. Behind the cottage lies a private garden.

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Approximate Gross Internal Area*:
 Ground floor internal area 5,601 sq ft / 520 sq m,
 First floor internal area 2,577 sq ft / 240 sq m,
 Attic internal area 700 sq ft / 65 sq m,
 Total internal area 8,879 sq ft / 825 sq m



Illustration for identification purposes only.
 Not to scale.

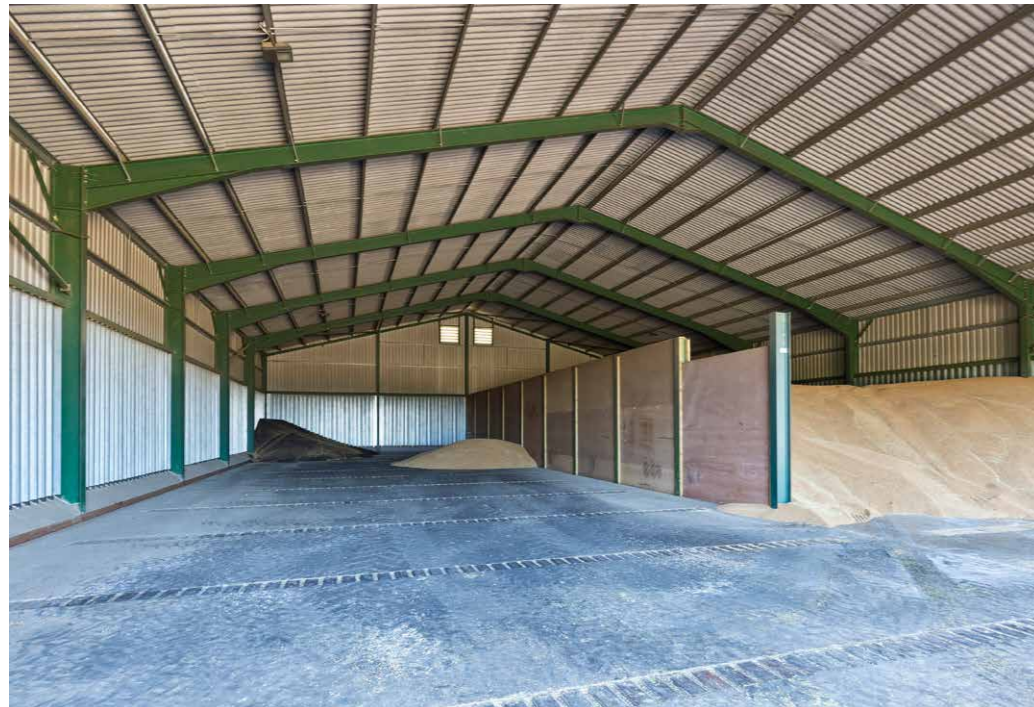
*As defined by RICS - Code of Measuring Practice.





Land

Within Lot 1, there are two grass paddocks either side of the driveway and bordering the road (about 2.5 acres), and behind the house and buildings, within the moat, lies a little over 7 acres of land currently in arable cultivation.

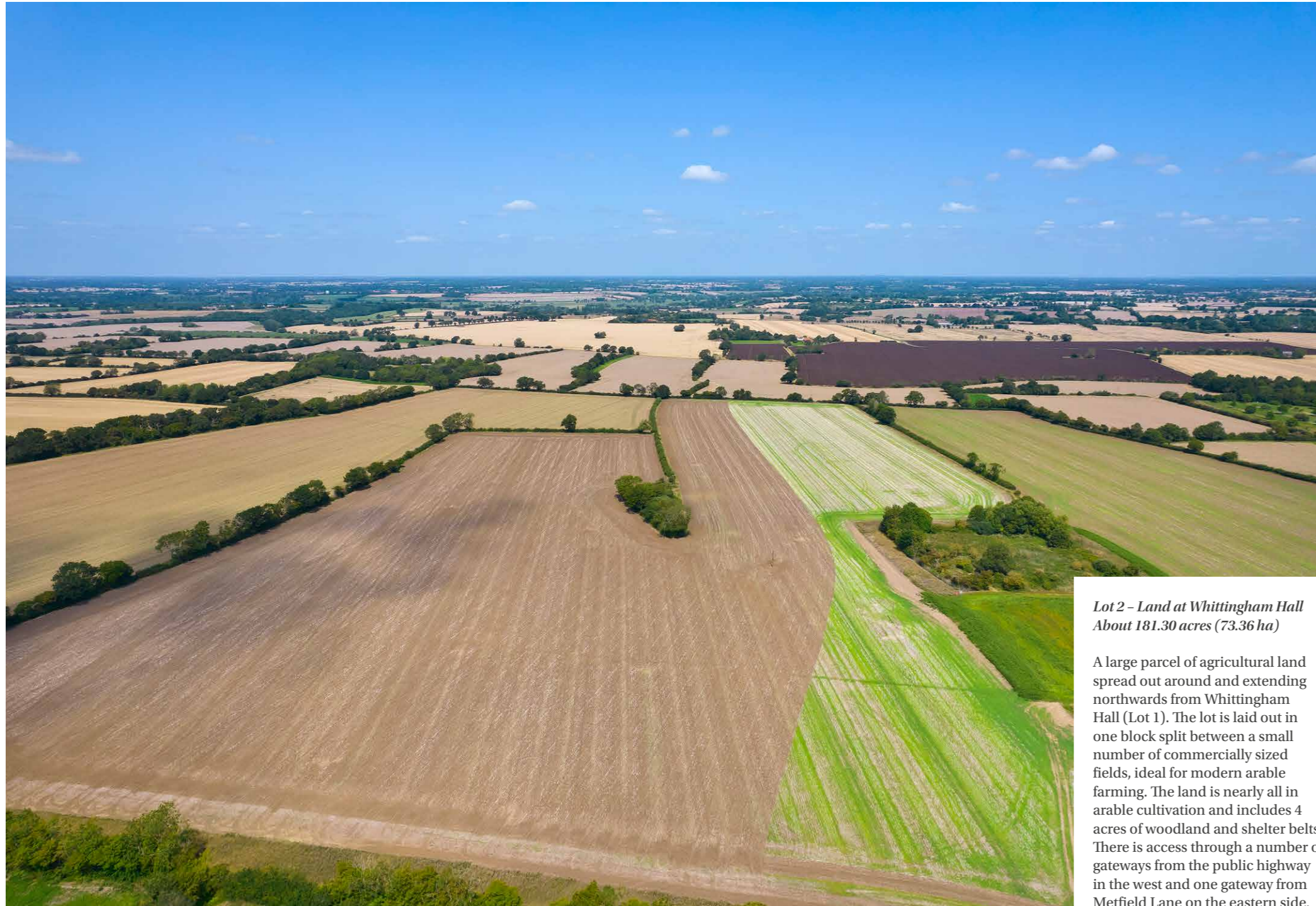


Buildings

A description of the various buildings positioned east of Whittingham Hall is laid out here:

1	Grain Store - 36m by 24m, steel portal frame with conditioning floor and a central partition. Capacity of up to 2,000 tonnes.
2	Machinery Store - 21m by 11m, timber frame with tin cladding and fibre cement roof. Concrete floor.
3	Drier & Lean-To - 20m by 19m, steel frame with fibre cement roof and concrete floor. Includes the grain handling equipment and is attached to the Traditional Barn.
4	Traditional Barn & Lean-To - 40m by 11m plus 10m by 8m (Lean-To). Grade II listed timber frame barn with clay catslide roof and painted timber cladding.
5	Brick Building - 15m by 9m, brick walls and fibre cement roof.
6	Stables - 22m by 4m, timber frame with 6 loose boxes under a fibre cement roof.
7	Former Cattle Building - 21m by 13m, steel portal frame with block and timber walls, cement fibre roof and concrete floor.
8	Open Fronted Store - 31m by 12m, steel portal frame with cement fibre roof.
9	Garages & Stores - 23m by 6m, red brick outbuilding under a clay tiled roof, converted to three garages and storerooms.





*Lot 2 – Land at Whittingham Hall
About 181.30 acres (73.36 ha)*

A large parcel of agricultural land spread out around and extending northwards from Whittingham Hall (Lot 1). The lot is laid out in one block split between a small number of commercially sized fields, ideal for modern arable farming. The land is nearly all in arable cultivation and includes 4 acres of woodland and shelter belts. There is access through a number of gateways from the public highway in the west and one gateway from Metfield Lane on the eastern side.



*Lot 3– Land west of Whittingham Hall
About 234.06 acres (94.73 ha)*

A commercial parcel of arable land located off Buckingham's Hill between Fressingfield village and Whittingham Hall. All of the large open fields enjoy access from the public highway, which surrounds the land on all sides. It is mostly in arable cultivation with 1.33 acres of woodland and shelter belts.





*Lot 4 – Land south of Whittingham Hall
About 77.81 acres (31.49 ha)*

A parcel of arable land and woodland located south of Whittingham Hall, off Daisy Hill and Cratfield Road. There are 66 acres of arable land split between four fields, one a separate field south of Cratfield Road. There are 11 acres of mixed mature woodland split between two woods within the land.

*Lot 5 – Arable land off Gules Green Lane
About 45.58 acres (18.44 ha)*

Two fields of arable land surrounding Safford's Farm with frontage to Gules Green Lane.





General

Method of sale: Whittingham Hall is offered for sale as a whole or in up to five lots by private treaty.

Tenure: The property is sold freehold with vacant possession on completion.

Services: Whittingham Hall, the cottage and farm buildings are serviced by mains water, mains electricity (3-phase) and private drainage (we believe this may not comply with current regulations, further information is being sought). The swimming pool is heated by propane gas. The Hall has oil fired central heating.

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.

There are some public footpaths over the land. Further details are available from the vendor's agent.

Schemes: The farm is entered into Mid-Tier Countryside Stewardship Agreement starting on 1st January 2022 and expiring on 31st December 2026. The purchaser will be deemed to have full knowledge of the scheme, will take it on and comply with the scheme from completion if necessary. The vendor will retain any payments payable up to completion.

EPCs and Council Tax

Property	EPC Band	Council Tax Band	2025/26 payment
Whittingham Hall	G	H	£4,394.60
The Cottage	E	-	-

Designations: Whittingham Hall and the traditional barn are Grade II Listed. The farm is within a Nitrate Vulnerable Zone (NVZ).

Holdover and Ingoing Valuation: Subject to the timing of completion, holdover for the storage of crops and for a farm sale may be required. An ingoing valuation may also be payable in addition to the Sale 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.

Fixtures and fittings: All fixtures, fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are excluded from the sale. These may be available to the purchaser by separate negotiation.

Employees: Where appropriate, the purchaser will comply with the statutory provisions under the Transfer of Undertakings (Protection and Employment) Regulations 2006.

Drainage Rates: These are payable.

Local authority: Mid Suffolk District Council (0300 1234000)

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

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

What3Words: ///radically.canyons.trading (to the main entrance driveway)

Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Ipswich on 01473 220422 or London 020 7318 5166.

Guide Price: £7,200,000 for the Whole.

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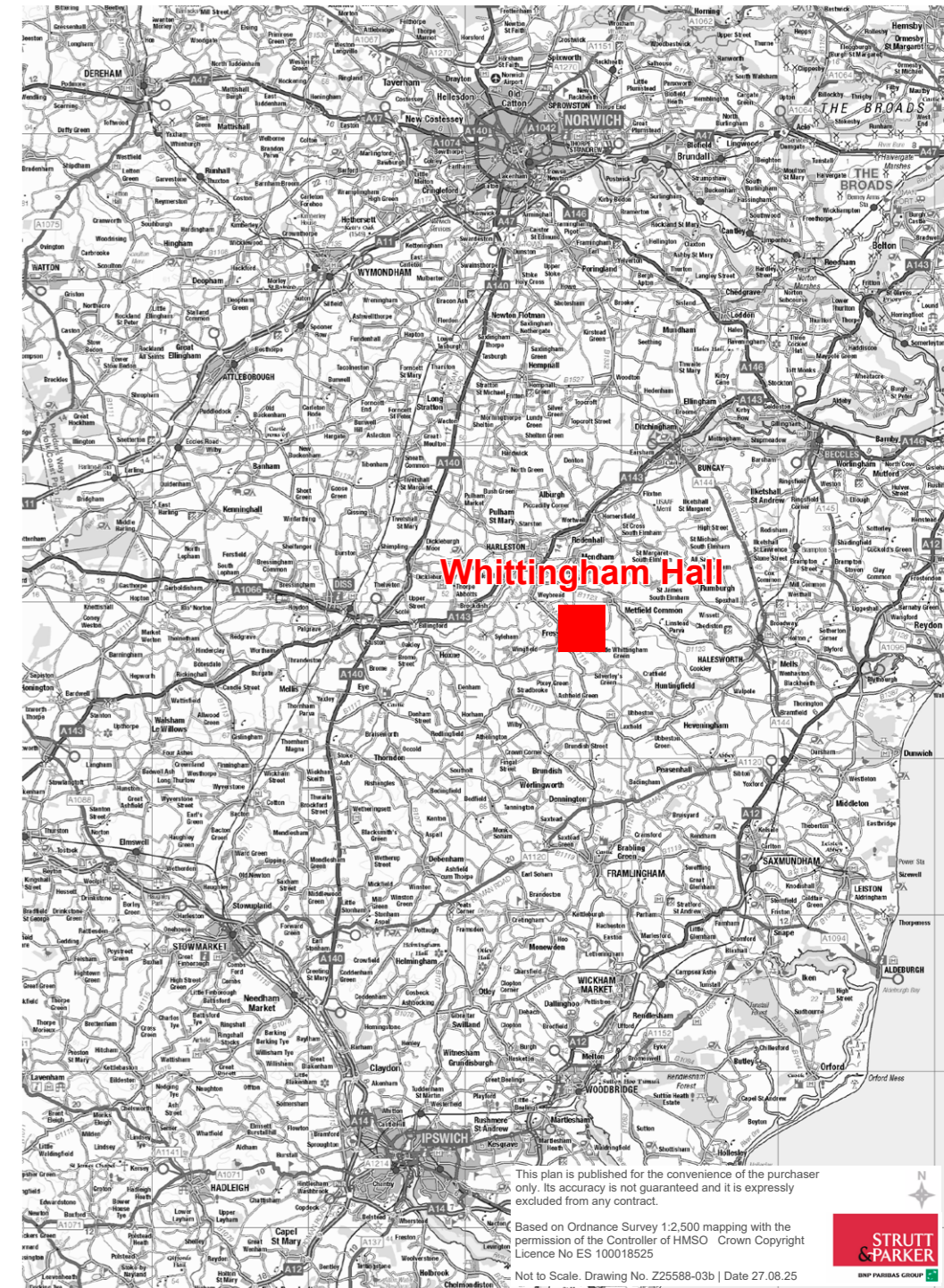
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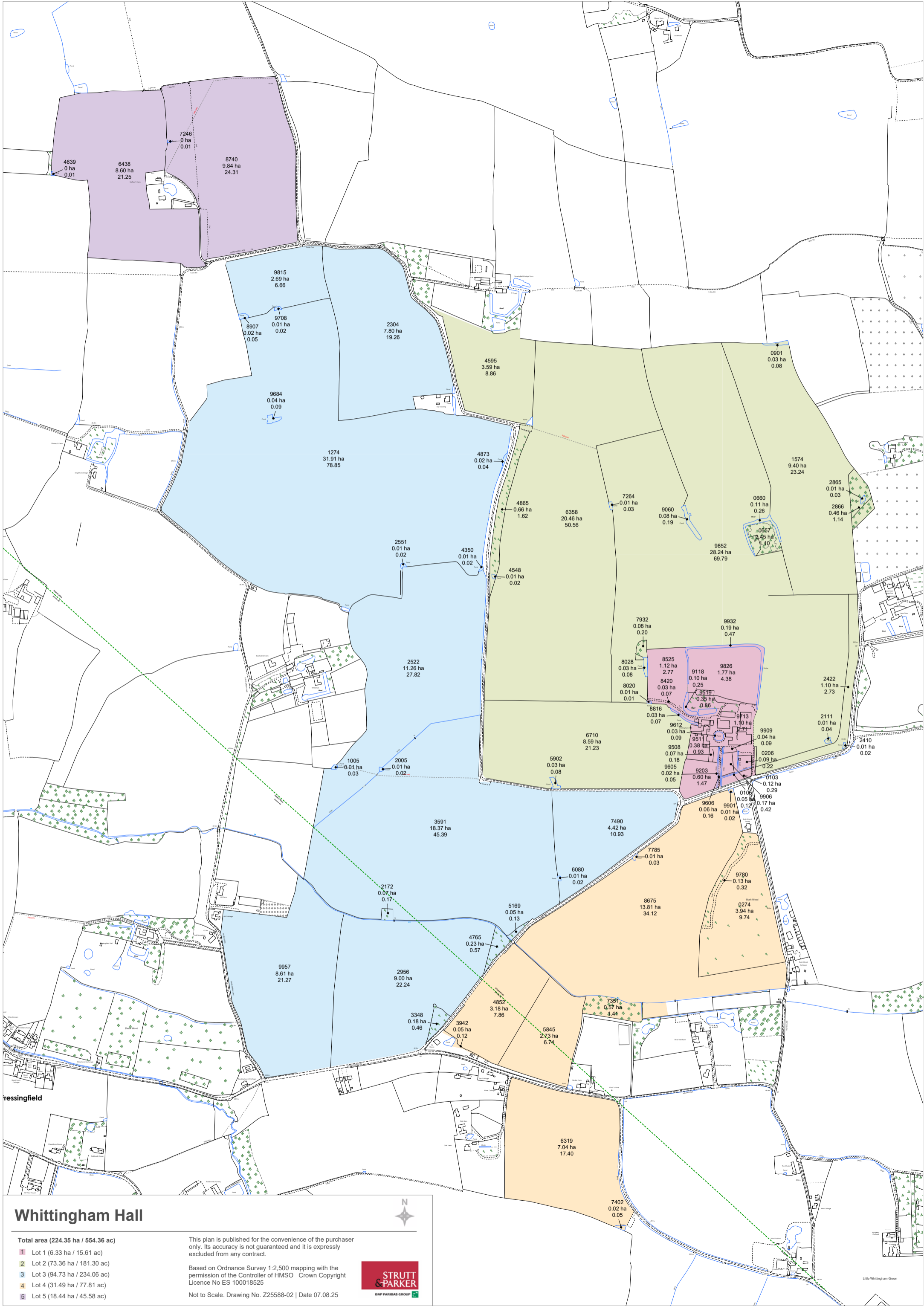


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Whittingham Hall

Total area (224.35 ha / 554.36 ac)

- 1 Lot 1 (6.33 ha / 15.61 ac)
- 2 Lot 2 (73.36 ha / 181.30 ac)
- 3 Lot 3 (94.73 ha / 234.06 ac)
- 4 Lot 4 (31.49 ha / 77.81 ac)
- 5 Lot 5 (18.44 ha / 45.58 ac)

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Little Whittingham Green