



## STOW PARK

Bungay | Suffolk | NR35 1PD

**Irelands**  
Arnolds | Keys





# STOW PARK

## Bungay | Suffolk | NR35 1PD

Bungay – 1 mile, Norwich – 19 miles, Ipswich – 37 miles

Ring fenced residential farm

Grade II Listed farmhouse requiring renovation and modernisation

Extensive range of traditional farm buildings

Pasture land and woodland

In all about 54 ha (133 acres)

**FOR SALE BY PRIVATE TREATY**

As a Whole or in Two Lots

**Irelands**  
Arnolds | Keys

2 Harford Centre | Hall Road | Norwich | NR4 6DG

Tel: 01603 250808

Contact: Zoe Plant or Tom Corfield

## INTRODUCTION

Stow Park, Bungay is an easily accessible ring fenced residential farm extending to approximately 54.08 ha (133.64 acres). The Grade II Listed farmhouse that sits at the heart of the property dates back to the 13th Century when the property was in the hands of Roger De Bigod, the late Earl of Norfolk. The oldest part of the present building is an almost unaltered 16th Century farmhouse with four centred oak door and frame. In the late 18th Century a two storey brick entrance front and extension of Georgian style was added with a slate roof and sash windows.

As the house stands today it offers an exciting opportunity to renovate and modernise a property of historical and architectural merit to create a substantial home in an idyllic setting. The traditional farm buildings and farm land enhance the character and setting whilst creating a wide range of opportunities. The vendor undertook a range of improvement works including wall repairs and re-roofing of the cart shed and new stock proof fencing and gates to the land.

## SITUATION

Stow Park is situated on the south side of the Waveney Valley off the Flixton Road. The market town of Bungay is approximately 1 mile to the north west with good local shopping facilities and schools. The City of Norwich is approximately 19 miles to the north and has a vast array of shops and leisure facilities as well as regular rail links (under 2 hours) to London Liverpool Street. In addition, Norwich International Airport offers regular flights to a wide variety of destinations. The area is well served by schools in both the private and state sector, with good private secondary schools at Southwold, Framlingham and Norwich.

## DIRECTIONS

From the centre of Bungay take the B1062 Flixton Road towards Homersfield. Continue for 0.9 miles past the Three Willows Garden



Centre and a dairy farm which are located on the right-hand side of the road. Immediately after Pine View Kennels (on your left) turn left into a concealed tree lined drive. Postcode: NR35 1PD.

## LOT 1 - STOW PARK FARMHOUSE, TRADITIONAL FARM BUILDINGS & FARMLAND

Shown edged red on the sale plan, Lot 1 comprises Stow Park Farmhouse and its curtilage, an extensive range of traditional farm buildings and pasture land extending to approximately 18.40 ha (45.47 acres).

## STOW PARK FARMHOUSE

Stow Park Farmhouse is a Grade II Listed period dwelling situated in an elevated position overlooking the Waveney Valley. The Farmhouse is approached via a private tree lined drive leading to a circular shingle parking area at the front of the house.

Constructed in three parts the early section of the house is of painted brick with a tiled roof, with the middle section being timber frame with painted brick and rendered walls under a slate roof. The most recent section is the east façade which is classically Georgian with sash windows in rendered elevations under a slate roof.

The property is now in need of a programme of renovation and modernisation, however once completed the accommodation will provide a spacious and comfortable home. Presently it comprises the following accommodation: -

### Front door into enclosed porch

**Entrance Hall:** tiled floor, under stairs cupboard, stairs to first floor and doors to:

**Drawing Room:** art nouveau marble open fireplace; dual aspect sash windows; bay window to north elevation and wooden floor.

**Sitting Room:** open tiled fireplace with built-in cupboards either side; dual aspect sash windows and bay window to south elevation.

**Inner Hall:** with door to garden

**Cloak Room:** stone tile floor with a w/c, sink with built-in vanity unit; built-in shelving and timber window with metal casement.

**Dining Room:** large brick fireplace with wood burner; exposed timber frame and beams; built-in cupboards and timber window with metal casement.

**Doors to:** -

**Former Office/Store Room**

**Pantry:** stone floor; shelving and timber window with metal casement

**Store Room**

**Rear Hall:** part tile and brick floor; secondary staircase with cupboard underneath.



**Kitchen:** tiled floor; solid fuel AGA, a range of basic base units; stainless steel sink; exposed timber beams; timber window with metal casement and door to courtyard.

**Former Dairy:** brick and concrete floor, shallow Belfast sink; boiler and barred metal casement window.

**Boot Room:** tiled floor; wash copper and door to outside.

### FIRST FLOOR

**Bedroom 1:** wooden floor; fireplace with built-in cupboards and timber frame sash window.

**Study:** wooden floor and timber frame sash window.

**Bedroom 2:** wooden floor; timber frame sash window and fireplace.

**Middle Landing:** wooden floor with exposed timber frame.

**Bedroom 3:** exposed timber frame and beams; built-in cupboard, interconnecting door to Bedroom 4; fireplace and timber window with metal casement

**Bathroom 1:** Bath with shower over; w/c and hand basin.

**Bathroom 2:** Bath with shower over, w/c and hand basin.



**Rear Hall:** airing cupboard and stairs to attic.

**Bedroom 4:** exposed timber frame; interconnecting door to Bedroom 3 and timber window with metal casement.

**Bedroom 5:** wooden floor; built-in cupboards; hatch to attic space and timber window with metal casement.

**Bedroom 6:** wooden floor; built-in wardrobe and timber window with metal casement.

**Attic Room 1:** dormer window; exposed beams; access to roof space above Bedrooms 1 and 2

**Attic Room 2:** exposed beams



## OUTSIDE

Adjoining the rear of the house is a potting shed of brick construction under a pantile roof. To the southern aspect of the house is a courtyard area which is partly grass and cobble stones enclosed by a stone wall and providing access to the house and farm buildings. At the front of the house beyond the turning circle is an area of lawn and mature shrubbery.

## FARM BUILDINGS

A range of traditional farm buildings situated to the south of the farmhouse forming a complete example of a traditional farmstead. The buildings offer an exciting opportunity for a variety of alternative uses subject to planning.

The schedule below sets out the description by reference to the block plan.

Number on Block Plan	Description
1	<b>Coach House – (96.64m<sup>2</sup>)</b> Constructed of red brick under a pantile roof incorporating a garage with double timber doors and loft area above.
2	<b>Workshop – (36.75m<sup>2</sup>)</b> Constructed of brick walls under a mono pitch pantile roof.
3	<b>Threshing Barn – (237.07m<sup>2</sup>)</b> A substantial barn constructed of red brick under a pantile roof with honeycomb ventilation panels in arched brick reveals. Two storey height with double timber doors on the east and west elevations and a hayloft above the southern section.
4	<b>Cart Store – (12.09m<sup>2</sup>)</b> Lean-to cart store of brick and pantile construction with an open north gable.
5	<b>Stables – (22.61m<sup>2</sup>)</b> Two stables with timber half doors, pantile roof, brick end walls and concrete block front walls.
6	<b>Cattle Yard – (68.48m<sup>2</sup>)</b> Open fronted cattle yard with brick walls under a pantile roof and enclosed with a brick yard wall.
7	<b>Former Dairy – (158.32m<sup>2</sup>)</b> Constructed of brick and concrete under a pantile roof with doors to the south gable and west.
8	<b>Open Fronted Store – (42.45m<sup>2</sup>)</b> Constructed of red brick under a pantile roof.
9	<b>Former Stable – (20.42m<sup>2</sup>)</b> Constructed of brick and flint under a pantile roof.
10	<b>Cart Shed – (174.51m<sup>2</sup>)</b> Open fronted cart shed constructed of red brick under a pantile roof.
11	<b>Former Turkey Shed – (63.52m<sup>2</sup>)</b> Constructed of red brick wall under a pantile roof.



## **FARMLAND**

A ring fenced block of undulating predominantly Grade 3 organic pasture land extending to approximately 16.07 ha (39.70 acres). The land is accessed from the centrally located farmstead and is bounded by mature hedges and trees together with stock proof fencing. According to the Soilscape (England) the soils are known to be clayey and loamy.

## **Lot 2 – FARMLAND**

A compact ring fence block of largely level Grade 3 organic pasture land extending to approximately 30.16 ha (74.53 acres).

The land will be accessed by right of way over the main driveway which is shown on the sale plan marked in yellow. The land is bounded by mature hedges and trees together with stock proof fencing. According to Soilscape (England) the soils are known to be clayey and loamy. Although currently laid to grass the land has historically been in arable production. There are the remains of a World War II aerodrome with the concrete perimeter tracks and dispersal areas still in situ together with areas of broadleaf woodland extending to approximately 4.12 ha (10.18 acres).

## SCHEDULE OF AREAS

Lot 1			
Parcel No	Hectares	Acres	Use
TM3287 7494	0.92	2.27	House and Buildings
TM3288 8008	3.70	9.14	Permanent Pasture
TM3287 5896	4.49	11.09	Pasture
TM3287 7482	2.55	6.30	Permanent Pasture
TM3287 6573	2.13	5.26	Permanent Pasture
TM3287 9488 pt	3.20	7.91	Pasture
TM3288 6701	0.16	0.40	Track
TM3288 8509	0.12	0.30	Track
TM3288 8009	0.30	0.75	Woodland
TM3287 8092	0.13	0.32	Woodland
TM3288 8607	0.50	1.24	Woodland
TM3287 7589	0.09	0.22	Pond
TM3287 6892	0.11	0.27	Former Walled Garden
<b>Total</b>	<b>18.40</b>	<b>45.47</b>	

Lot 2			
Parcel No	Hectares	Acres	Use
TM3287 9488 pt	2.58	6.37	Pasture
TM3387 0764	6.03	14.90	Pasture
TM3387 1655	0.68	1.68	Pasture
TM3287 7950	4.41	10.90	Pasture
TM3287 6439	8.57	21.18	Pasture
TM3287 5647	2.14	5.29	Pasture
TM3287 4054	2.91	7.19	Pasture
TM3287 5464	2.84	7.02	Pasture
TM3287 8272	1.55	3.83	Woodland
TM3287 7462	1.76	4.35	Woodland
TM3387 1276	0.81	2.00	Woodland
TM3287 4045	0.01	0.02	Pond
TM3287 9453	0.99	2.45	Track
TM3287 6285	0.40	0.99	Hardstanding
<b>Total</b>	<b>35.68</b>	<b>88.17</b>	



## **GENERAL REMARKS AND STIPULATIONS**

### **VIEWING**

Strictly by appointment with the Vendor's agent.

### **HEALTH AND SAFETY**

Viewing is at your own risk. Due to the nature of the site no children are permitted and adults are advised to take extra caution. Of particular note is the large pond to the south of the farm buildings. For the avoidance of doubt the Vendors or the agent accept no liability.

### **METHOD OF SALE**

The property is offered for sale by Private Treaty as a whole or in two Lots.

### **TENURE AND POSSESSION**

The property is sold freehold with vacant possession on completion.

### **COUNCIL TAX**

Band F

### **ENERGY PERFORMANCE CERTIFICATE**

Exempt

### **MINERALS TIMBER AND SPORTING RIGHTS**

In so far as they are owned by the vendor the sporting, mineral and timber rights are included in the sale.

### **BASIC PAYMENT SCHEME**

22.07 Basic Payment Entitlements are included in the sale and will be transferred to the buyer on completion. In the event of the property being sold in lots the Entitlements will be apportioned across the lots.



The Basic Payment for the 2017 scheme year will be retained by the vendor. The purchaser will be required to indemnify the vendor against any breaches of Cross Compliance from the date of completion to 31st December 2017.

### **ENVIRONMENTAL SCHEMES**

Stow Park is subject to an Organic Entry Level Stewardship Agreement effective from 1st February 2013 to 31st January 2018 (Agreement Reference: AG00444904). The purchaser(s) will be required to take on the scheme from completion subject to agreement from Natural England (should the property be sold in Lots) and will indemnify the vendor from the date of completion against any non-compliance resulting in a claim against the vendor. Further details are available from the vendor's agent.

### **DESIGNATIONS**

The land is within a Nitrate Vulnerable Zone and is certified by the Soil Association as organic, Licence number AB19010.

## EARLY ENTRY

The purchaser will be entitled to early entry of the land for the purpose of cultivation upon signing the contract and payment of an additional 10% deposit.

## BOUNDARIES AND FENCING OBLIGATIONS

The purchaser of Lot 2 will be responsible for erecting a boundary fence from points marked A – B – C on the sale plan and to create an access at point C. Boundary fences to be a minimum standard of timber posts with sheep netting and double strand barbed wire.

## UPLIFT CLAUSE

The land is sold subject to an uplift clause whereby in the event of the purchaser obtaining planning permission or change of use for residential development on the land within 25 years of the date of the purchase, the purchaser must share equally with the vendor any increase in the value attributable to the planning permission obtained.

## RIGHTS OF WAY, EASEMENTS, WAYLEAVES AND COVENANTS

The property is sold subject to and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not.

The purchaser of Lot 2 will have an agricultural right of access along the drive as marked in yellow on the sale plan.

## PLANNING

The property lies within the area administered by Waveney District Council, to whom interested parties are advised to make their own enquires in respect of any planning issues and development opportunities for the property.

## AUTHORITIES

Waveney District Council  
01502 562111

Natural England  
0300 060 3900

Suffolk County Council  
0345 606 6067

Environment Agency  
0870 850 0250

Rural Payments Agency  
03000 200 301

## VAT

In addition to the purchase price should any sale on the property or rights attached to it, such as Basic Payment Scheme Entitlements, become a chargeable supply in terms of Value Added Tax, such tax shall be payable by the purchaser in addition.

## PARTICULARS AND PLANS

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

## DISPUTES

Should any dispute arise between the vendor and the purchaser as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

## CONTACT

Zoe Plant or Tom Corfield

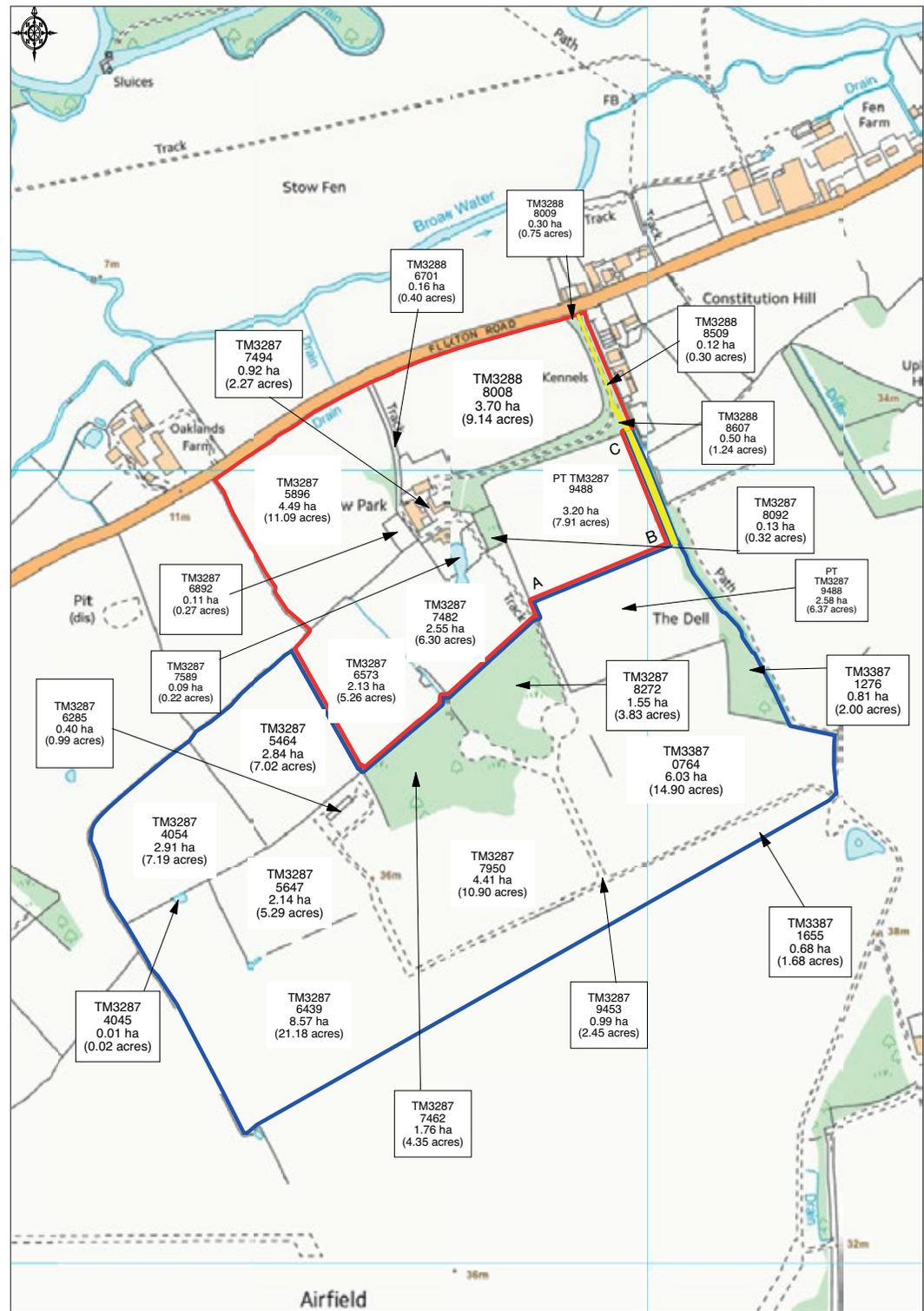
Tel: 01603 250808

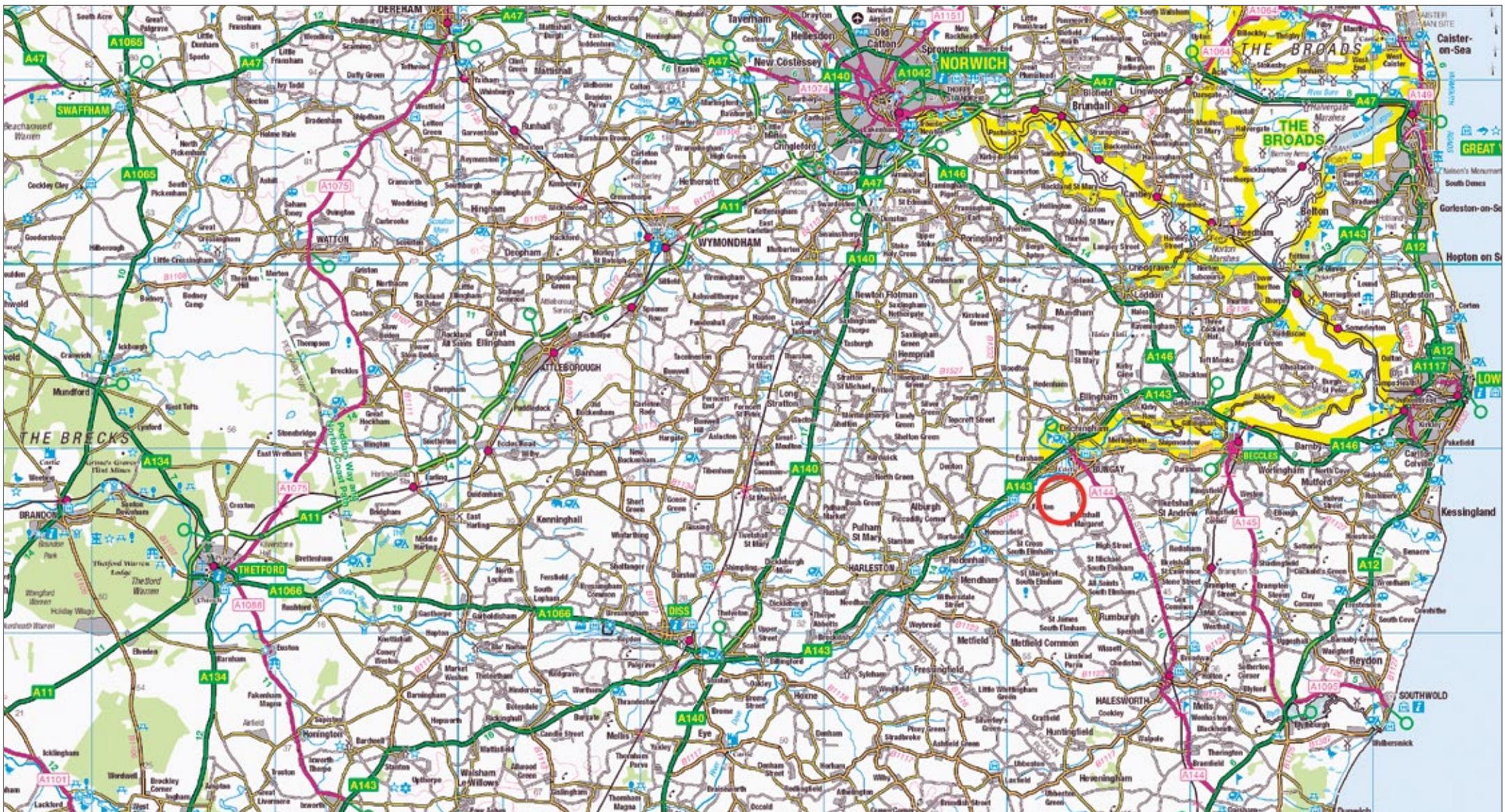
Email: [zoeplant@irelands.co.uk](mailto:zoeplant@irelands.co.uk) or [tomcorfield@irelands.co.uk](mailto:tomcorfield@irelands.co.uk)

# Floor Plan for Stow Park, Bungay, Suffolk, NR35 1PD

Approximate Gross Internal Floor Area: 4591 Sq ft / 427 Sq m







## IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. All the Lots are sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars.

Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. ZP/100 Photographs dated September 2017; Particulars dated October 2017.





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