



Waldegrave Farm, Bury St Edmunds

Suffolk

Carter Jonas

Waldegrave Farm
Hartest Lane
Hartest
Bury St Edmunds
Suffolk
IP29 4EA

A long leasehold biodiversity
investment opportunity.

Sale of a 125-year leasehold investment with a leaseback arrangement for a term of 40 years.

In all extending to approximately 139.61 acres.

Return of circa 2% and priority opportunity to purchase nature-based solutions developed on the Property.

Carter Jonas



Property

Waldegrave Farm is situated in the picturesque rolling Suffolk hills and is set out in three main blocks. A stream bisects the main block of farmland, and the land is interspersed with woodland plantations. Mid-Suffolk Clay is the local soil type and the land is classified as Grade 2 on the Agricultural Land Classification Map.

The Property can be broken down into the following elements:

- Arable / Grassland / Leisure & Amenity: 131.51 ac (53.22 ha)
- Woodland: 6.63 ac (2.68 ha)
- Water: 0.82 ac (0.33 ha)
- Tracks : 0.65 ac (0.26 ha).

Location

Waldegrave Farm is located off Hartest Lane, 1.4 miles north-east of the village of Hartest. The rural surroundings offer a picturesque setting in a landscape which is traditionally well-suited to agriculture. The historic market town of Bury St Edmunds is 8 miles to the north, providing a range of cultural landmarks as well as direct rail services to Cambridge and Ipswich.

Proposal

The Habitat Bank tenant will:

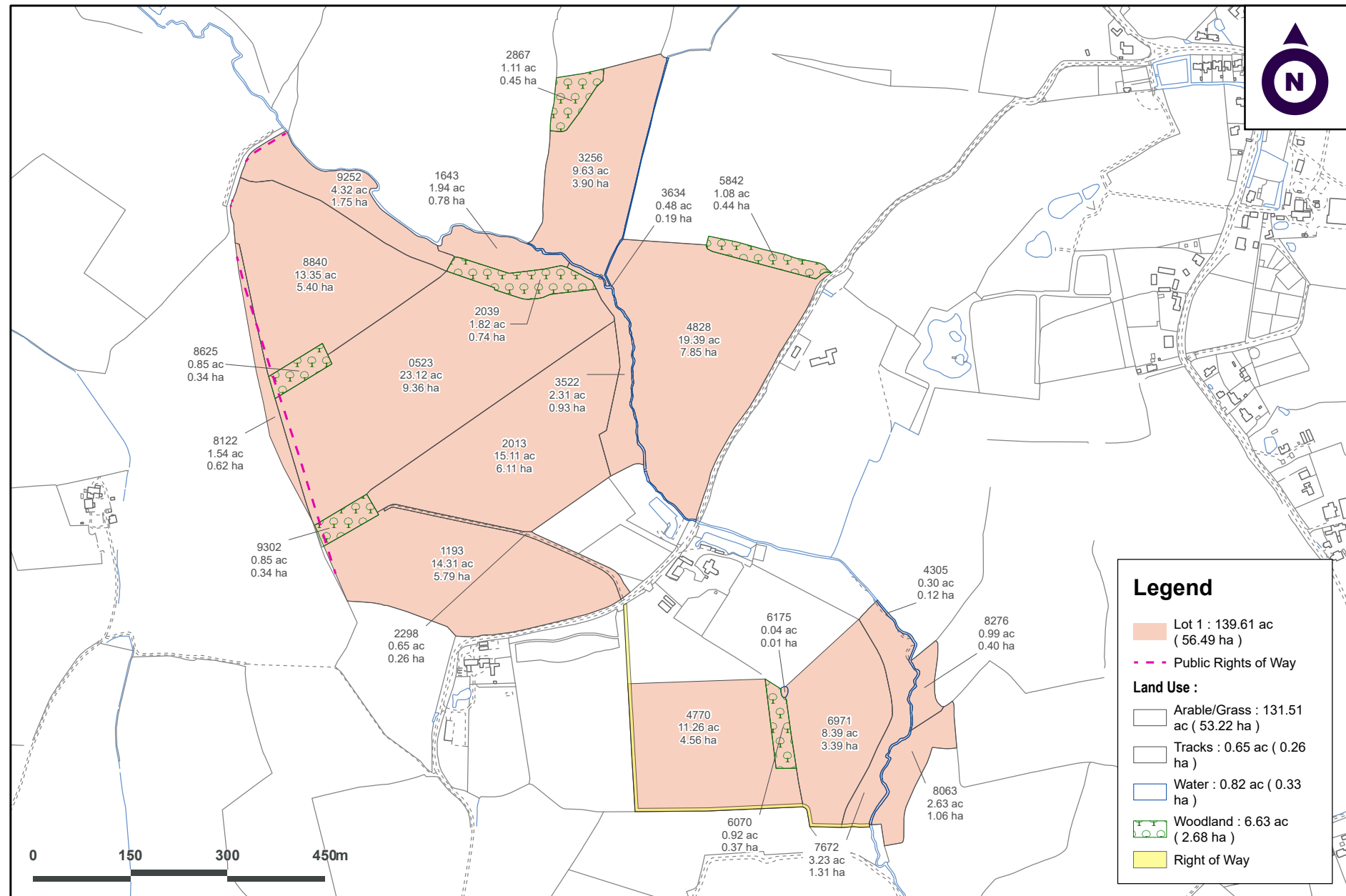
- Create or enhance the habitats on the farm to create nature-based solutions including, but not limited to, Biodiversity Net Gain, Nutrient Neutrality Credits, Carbon Offsetting and ESG Projects.

- Continue to facilitate the existing wild camping and leisure business
- Be open to additional requests from the Purchaser to match their ESG requirements.

Return

Detailed terms of the sub-lease to be agreed, but it is anticipated that the key terms will include:

- 40-year term
- Use for agriculture, leisure and as a Habitat Bank.
- Rental return of circa 2% of the long leasehold premium.



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