



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.



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:

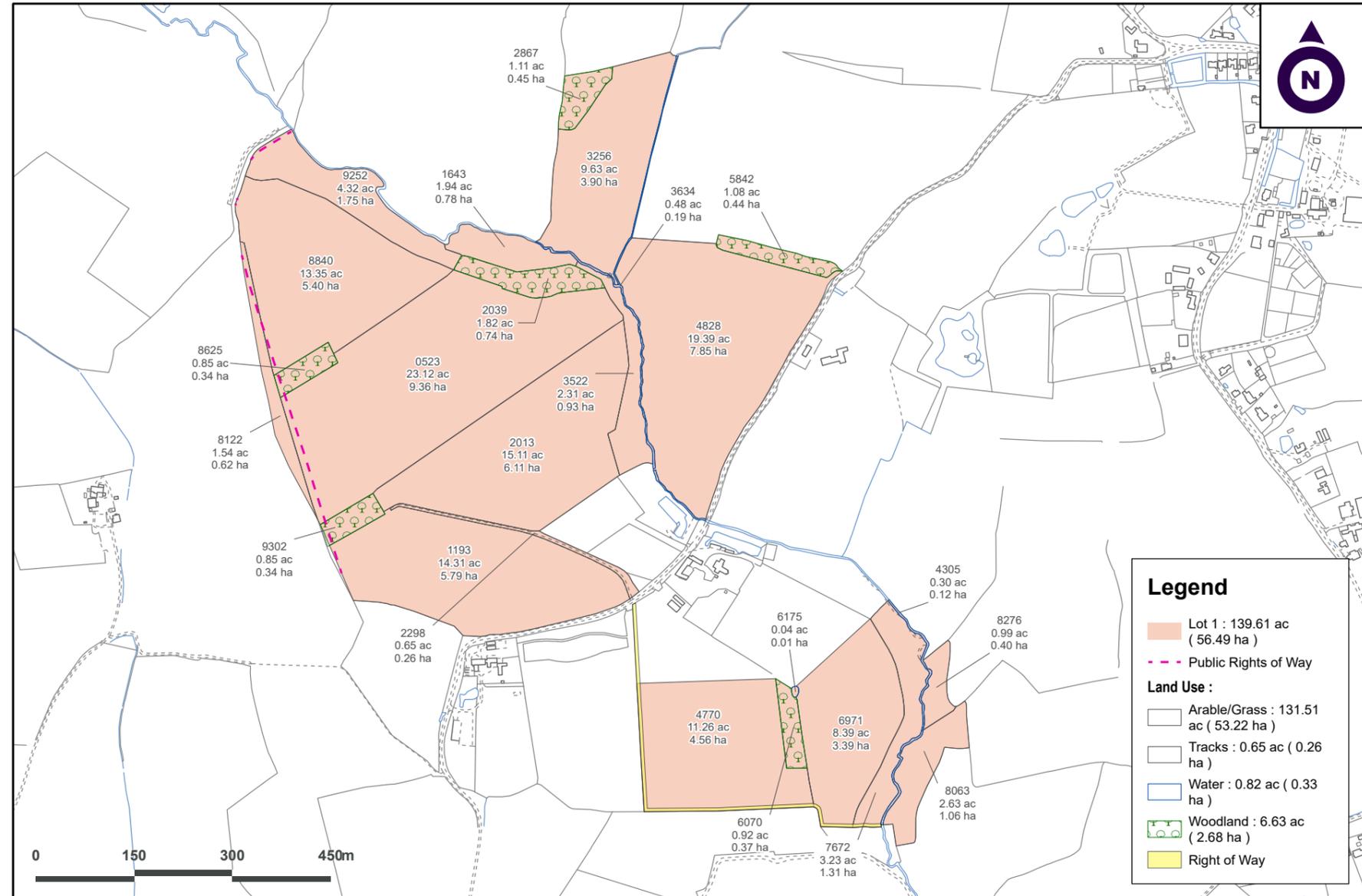
- Create or enhance the habitats on the farm to create nature-based solutions including, but not limited to, Biodiversity Net Gain, Nutrient Neutrality Credits, Carbon Offsetting and ESG Projects.

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

Return

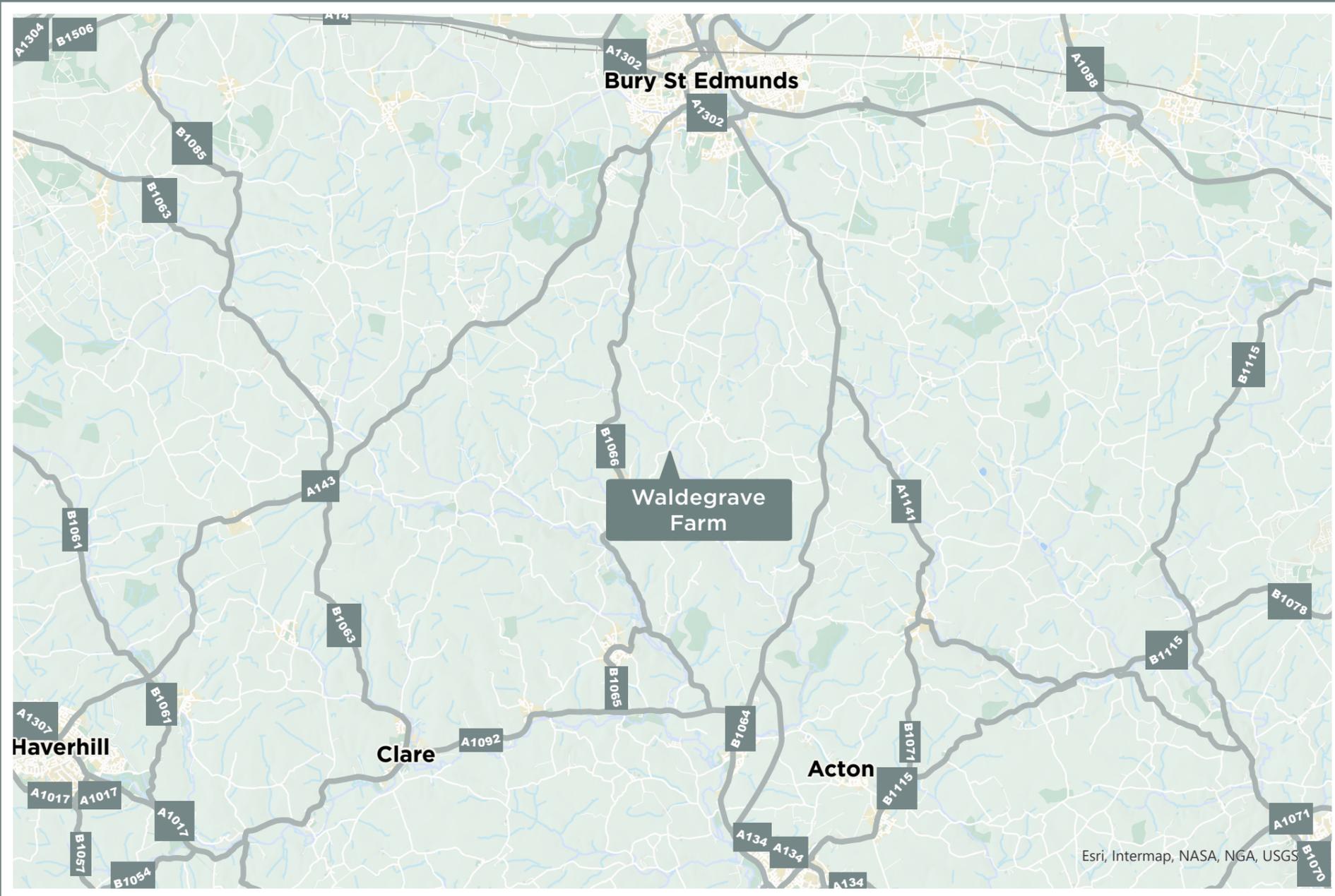
Detailed terms of the sub-lease to be agreed, but it is anticipated that the key terms will include:

- 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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Method of Sale

Sale of 125-year leasehold interest in Waldegrave Farm by way of a Premium, subject to a 40-year sub-lease to the Vendor for the purpose of creating a Habitat Bank with associated leisure diversifications.

Tenure & Possession

The 125-year leasehold interest is being sold subject to a 40-year leaseback arrangement.

Basic Payment Scheme

Basic Payment Scheme entitlements are not available with the sale.

Environmental Schemes

During the initial 40-year term, the right to enter the land into environmental schemes is to be reserved to the sub-tenant.

Access

Waldegrave Farm benefits from access directly off the adopted highway.

Drainage

Land drainage plans are available upon request.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling Agent nor the Vendor takes responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the land becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Sporting, Timber & Mineral Rights

To be excluded from the sale and retained by the Vendor.

Local Authority

Babergh and Mid Suffolk District Councils
 Endeavour House
 8 Russell Road
 Ipswich
 IP1 2BX

Viewings

Viewings are to be arranged exclusively with the selling Agent. Please contact the Agent to register an interest.

Directions

From Harrow Green: Head south-westwards along Hartest Lane, continuing for 1 mile. Upon crossing Chad Brook, the entranceways to Waldegrave Farm are situated on the right and left hand sides.



///composts.install.overcomes

Location: entranceway to the northern block of land.

///enlarge.gross.waggled

Location: entranceway to the southern block of land.



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