

Elmswell Park Stud

BURY ST EDMUNDS | SUFFOLK





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Bury St Edmunds 9 miles—Newmarket 22 miles—Cambridge 36 miles
(All distances approximate)

LOT 1—ELMSWELL NEW HALL

Georgian House, mature gardens, tennis court, outbuilding in 15 acres

LOT 2—THE STUD FARM

A high-grade stud farm with two excellent staff houses, 41 boxes and accompanying facilities including a lunge ring and horse walker. 94 acres

LOT 3—CLAY COTTAGE

A 3 bedroom house with 5 loose boxes and 10 acres

For sale as a whole or in up to three lots
In all about 121 acres (48.967 hectares)



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Summary

Elmswell Park Stud has been run as part of the famous Shadwell Stud, used primarily as a foaling centre for thoroughbred broodmares. Flexibly laid out, it is possible to split the property between the fine Regency house and gardens, and the high-class working stud farm. The house and stud buildings are surrounded by their own land, set well back from public roads, accessed by a quarter of a mile drive through railed paddocks.

By the house are two traditional ranges with 4 stables, veterinary facilities and stores.

The stud yard and buildings include a range of modern barns contain 41 boxes, and a further off-lying range of 5 timber boxes, and benefits from three high quality cottages, each with 3 bedrooms, two of which were built in 2019

Deciduous woodland separates most of the farm from the railway line which makes up the northern boundary.

Location

Elmswell Park is in mid-Suffolk, 9 miles from Bury St Edmunds and 20 miles from the thoroughbred racing hub of Newmarket.

The village of Elmswell (1.5 miles) has day-to-day amenities including a village shop, butchers, post office, pubs and cafés, as well as a train station, with regular services to Bury St Edmunds, Cambridge and Ipswich. There are good transport links, with the A14 just 1 mile away, giving easy access to Newmarket, Bury St Edmunds and Ipswich.

LOT 1 - ELMSWELL NEW HALL

The principal house, Elmswell New Hall, is an impressive 6-bedroom early 19th Century Grade II listed house of gault brick built under a slate roof in 5 bays with a Doric porch. Approached by a long tree-lined drive, flanked by paddocks, it sits nicely at the centre of the stud farm. With a south-westerly aspect, the house is surrounded by attractive grounds with lawned gardens, a tennis court and mature, parkland style trees.

The front of the house has well-proportioned rooms, comprising the drawing room, sitting room and study, typical of East Anglian farmhouses. The house also benefits from a large kitchen/family room, dining room and cellar.

The first floor comprises 6 bedrooms and 4 bathrooms, including the main and guest bedroom suites.

Adjoining the house are two traditional ranges, one with a garage, kennels and stores, and to the rear, a brick and flint barn under a slate roof with 4 stables and veterinary facilities.

Lot 1 is a total of 15.41 acres including the house, outbuildings, gardens and a large park paddock of 9.62 acres.





LOT 1

Approximate Area:
5167 sq ft / 480 sq m

For identification only - Not to scale





LOT 2 - THE STUD FARM

Approached by the front drive, which continues straight on to the stud buildings, the stud can be operated independently from Elmswell New Hall.

In the event that The Stud and Elmswell New Hall are sold separately, the principal house will have a right of way over the drive to access the rear yard and barn.

The stud farm includes two excellent cottages each with 3 bedrooms, and various ranges of modern barns, containing 41 boxes in all.

The cottages are near the stud buildings in a sheltered position, each with its own enclosed garden and driveway:

Chestnut Tree Cottage - A 3-bedroom detached house. On the ground floor, a kitchen, a large open-plan sitting room/dining room, utility room and WC. Upstairs are three good-sized bedrooms, the principal bedroom having an ensuite and dressing room ensuite, and a family bathroom. Approximately 1,696 ft².

Copse Cottage - On the ground floor, a large kitchen, utility room, dining room and large triple-aspect sitting room. Upstairs are three good-sized bedrooms, one ensuite, and a family bathroom. Approximately 1,532 ft².

The Stud Farm facilities at Elmswell Park are well presented, and of a standard expected of a high-grade stud farming operation. Although very well suited to their current use, the buildings are extremely adaptable, so could be used for other purposes, subject to obtaining the appropriate planning approvals. In addition to the house and cottages, the stud buildings and facilities include:

- Stable barn containing 10 indoor boxes with rubber flooring and automatic drinkers, vet room, washing facilities and weighing scales
- Timber framed barn with block and weather-boarded walls housing 17 boxes with rubber floors. Four indoor turnout pens with sand and fibre surface
- Stallion unit with four boxes
- Two ranges each with three boxes
- Horse walker and loading ramp.
- 4-bay Dutch barn with lean-to and a hard-core floor
- 2-bay open-fronted barn
- Stud office with WC
- Veterinary/Mess Room
- Workshop





LAND

Lot 2 extends to about 95 acres in total, of which about 71.65 acres are laid out to paddocks of varying sizes (each with its own water supply) and about 12.4 acres of woodland. The land has been well maintained by the current owners and BPS entitlements have been claimed.

The land is mostly Grade 2, and some Grade 3 on the Agricultural Land Classification map. The land is divided into 8 large paddocks with smaller nursery paddocks near the yard. There is a good network of tracks for easy access to each paddock.

The woodland to the north of the stud buildings is partly designated Ancient Woodland.

A public footpath runs along the southern boundary behind Fox and Goose Cottages before heading north between the paddocks, around the mature garden boundary of Elmswell New Hall and then towards the eastern boundary.



LOT 3 – CLAY COTTAGE

With its own access directly from the main road through double gates, Clay Cottage is a modern family house set in about 10.8 acres. Extending to 1,530ft², it is a recently built 3-bedroom house. On the ground floor, there is a kitchen, sitting room, dining room, utility room and downstairs WC. On the first floor, there are three bedrooms, one ensuite, and a family bathroom.

By the driveway is a timber stable block with 5 loose boxes adjoining a fenced paddock of around 9 acres.



LOT 2 & 3

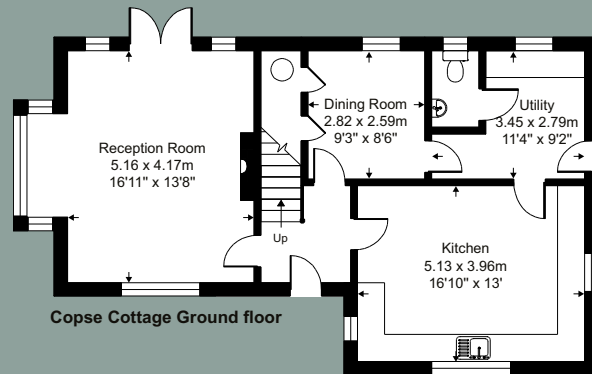
Approximate Area:

Copse Cottage = 1532 sq ft / 142.3 sq m

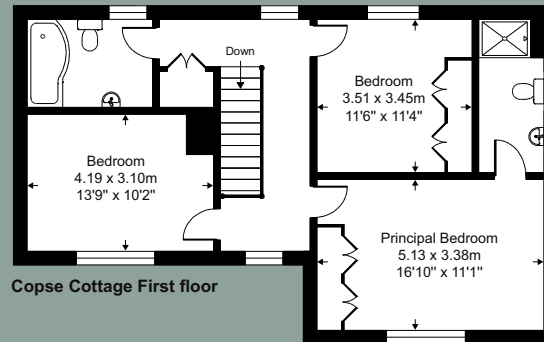
Chestnut Cottage = 1696 sq ft / 157.6 sq m

Clay Cottage = 1696 sq ft / 157.6 sq m

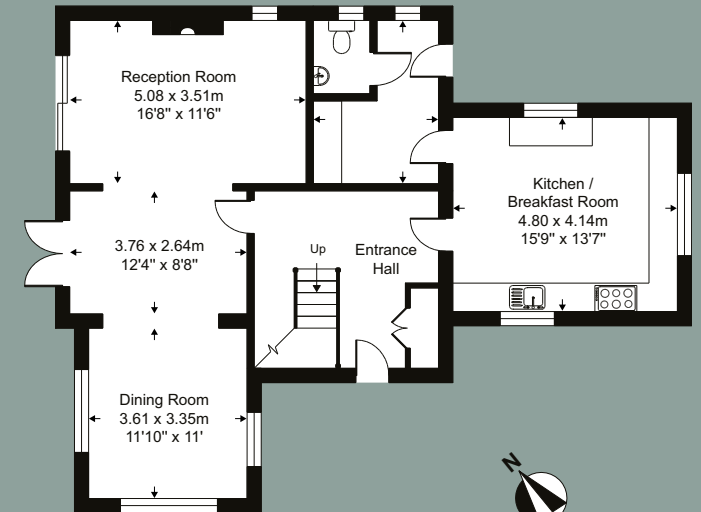
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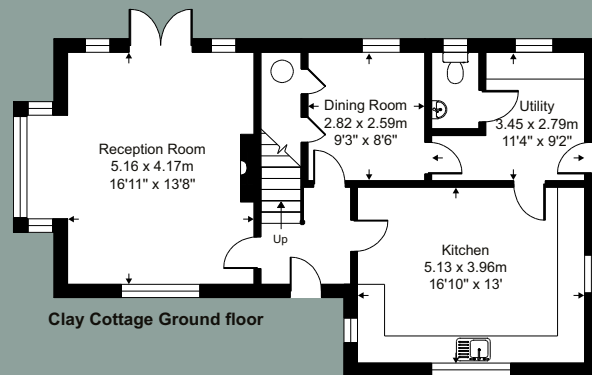
Copse Cottage Ground floor



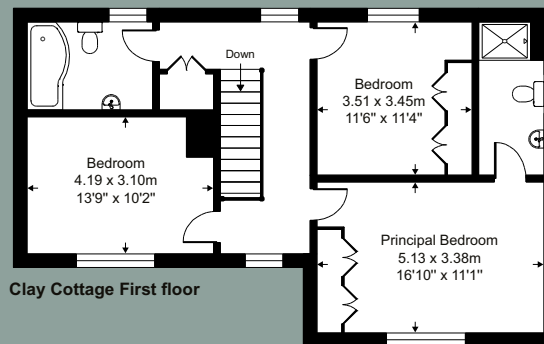
Copse Cottage First floor



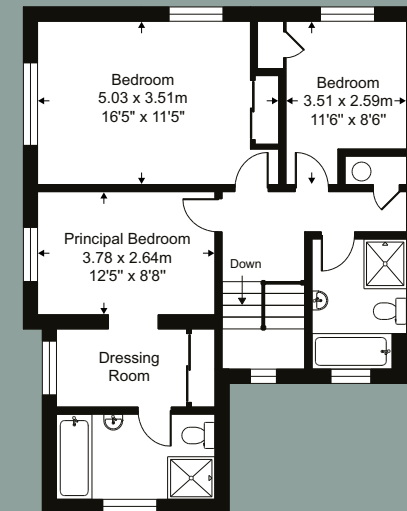
Chestnut Cottage Ground floor



Clay Cottage Ground floor



Clay Cottage First floor



Chestnut Cottage First floor

General Remarks

METHOD OF SALE

Elmswell Park Stud is being offered for sale by private treaty as a whole or in three lots.

TENURE & OCCUPATION

All lots are offered for sale freehold with vacant possession on completion.

PLANNING

The occupation of Copse Cottage (Lot 2) and Clay Cottage (Lot 3) shall be limited to persons solely or mainly working or last working, in the locality in agriculture, in forestry, or in the equine business or a widow or widower or surviving civil partner of such a person and to any resident dependants.

The occupation of Chestnut Tree Cottage (Lot 2) is limited to persons solely or mainly employed, or last employed, at Elmswell Park Stud, including any dependants of such persons or a widow or widower of such person.

SPORTING, MINERALS AND TIMBER

In so far as they are owned, rights of sport, mineral, and timber are included in the sale. All such rights are believed to be owned by the Vendor.

FIXTURES & FITTINGS

The properties are being offered for sale to include the fixtures and fittings as seen.

ENVIRONMENTAL SCHEMES & DESIGNATIONS

The land is eligible for the Basic Payment Scheme for which payments have been claimed. The vendor will retain the payment for the current year. The woodland to the north of the property is designated as Ancient Woodland. The property is within a Nitrate Vulnerable Zone (NVZ).

BUSINESS RATES

The current rateable value for the stud farm is £20,750.

LOCAL AUTHORITY

Mid Suffolk District Council - <https://www.midsuffolk.gov.uk/> The property is in the parishes of Elmswell and Norton.

EASEMENTS, COVENANTS, RIGHTS OF WAY & RESTRICTIONS

The property is sold subject to, or with the benefit of all existing wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not. A public footpath runs through the property as shown on the sale plan. Lot 1 will have a right of way over part of lot 2 to access its stables and outbuildings.

ENERGY PERFORMANCE CERTIFICATES & COUNCIL TAX BANDS

Property	Council Tax Band	EPC Rating
Elmswell New Hall	Band H	F
Chestnut Tree Cottage	Band C	D
Copse Cottage	Band D	B
Clay Cottage	Band E	B

BOUNDARIES, PLANS, AREAS, SCHEDULES & DISPUTES

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error of mistakes shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any point arise on the general remarks and stipulations, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agent whose decision acting as expert shall be final. In the event that the property is sold in lots, new boundaries will be created between Lots 1, 2 and 3, of which the cost of fencing will be borne equally by each party.

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 rights attached to it becomes a chargeable supply for the purposes of VAT such tax will be payable in addition.

SOLICITORS

Mills & Reeve Mills & Reeve LLP, Botanic House, 100 Hills Road, Cambridge, CB2 1PH

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017, on acceptance of an offer, the purchaser must provide proof of identity and address before solicitors can be instructed. In addition, evidence of funding should be provided.

POSTCODES

Elmswell Park Stud (Lot 1 and 2) - IP30 9ES
Clay Cottage (Lot 3) – IP30 9FS - Meet at Lot 1 entrance
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VIEWING

Viewings are strictly by appointment via the joint agents.

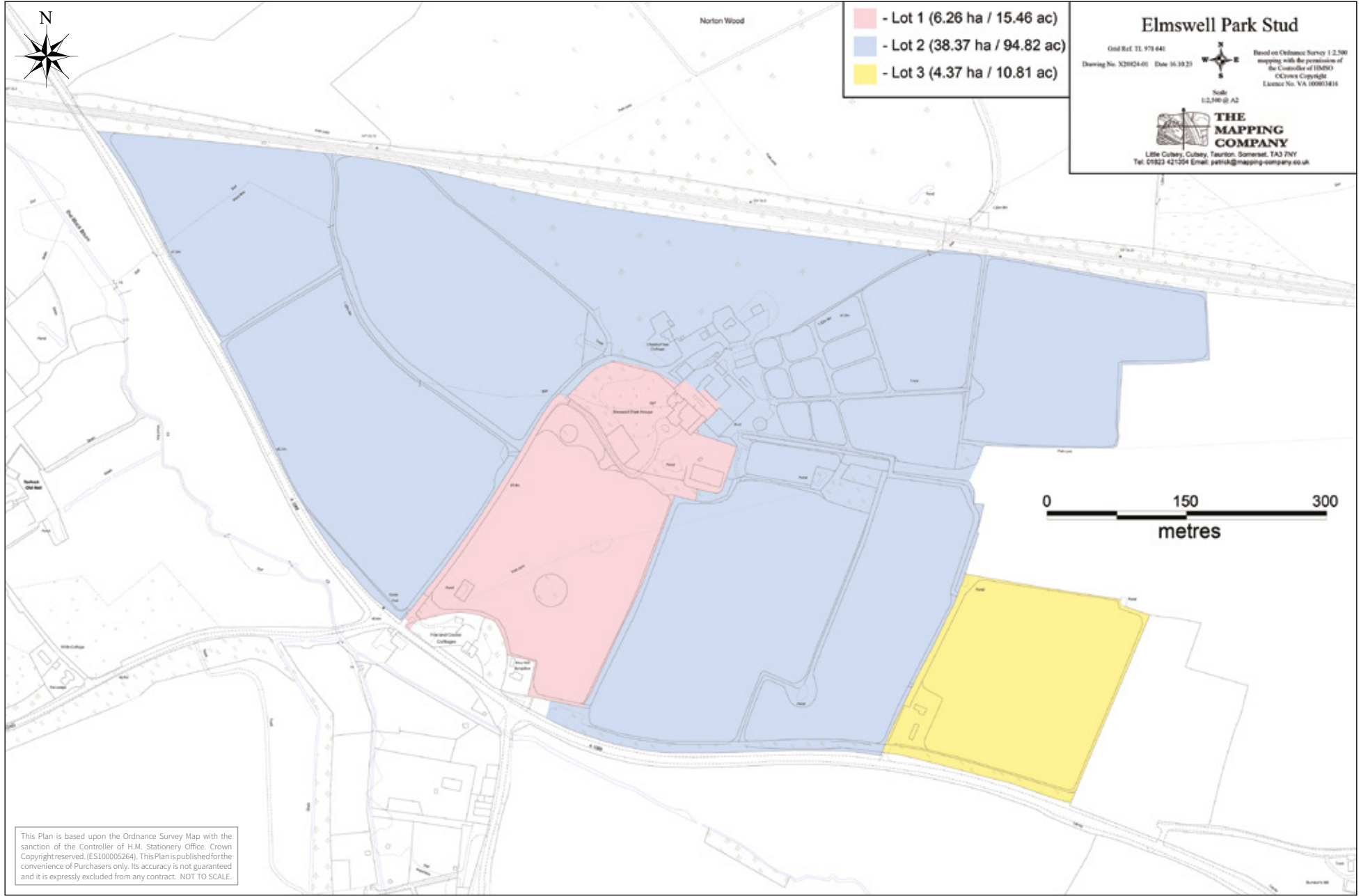
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Tel: 07702 317239
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HEALTH AND SAFETY

Viewers are reminded that Elmswell Park Stud is a working farm, and should be aware of potential hazards, particularly around working machinery and livestock.

IMPORTANT NOTICES: Windsor Clive International Ltd and Michael Fiddes give notice to anyone who may read these Particulars as follows: 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Windsor Clive International, Michael Fiddes, nor any of their employees have any authority to make or give any representation or warranty in relation to the property. 3. Any reference to alteration to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey and the Land Registry. Where revisions have been made by the Agents a full land survey has not been carried out, consequently where enclosures have been divided or altered, the position of the new boundaries together with the plotting of any new or altered building and any other information, whilst believed to be basically correct, are indicative only.



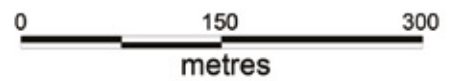
- Lot 1 (6.26 ha / 15.46 ac)
- Lot 2 (38.37 ha / 94.82 ac)
- Lot 3 (4.37 ha / 10.81 ac)

Elmswell Park Stud

Grid Ref TL 973 441
 Drawing No. X2024-01 Date 16.10.23
 Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO
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 Scale 1:2,500 @ A2

THE MAPPING COMPANY

Little Cutsey, Cutsey, Taunton, Somerset, TA3 7NY
 Tel: 01923 421054 Email: patrick@mapping-company.co.uk



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100005264). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.



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