



LODGE FARM ESTATE
BANKS OF THE RIVER DEBEN
RAMSHOLT
NR WOODBRIDGE
SUFFOLK



LODGE FARM ESTATE
RAMSHOLT, NR WOODBRIDGE, SUFFOLK IP12 3AD

TOTAL APPROX. FLOOR AREA HOUSE 2,412 SQ FT / 224 SQ M
ANNEXE/OFFICE SUITE 653 SQ FT / 60.7 M

An idyllic and wonderfully secluded 141-acre riverside estate with panoramic views over the picturesque Deben Estuary



DISTANCES

- Woodbridge – 8 miles
- Suffolk Coast at Bawdsey Quay – 6 miles
- Melton Station – 7 miles
- Ipswich – 16 miles

FEATURES

- Over a third of a mile of beach frontage with access to deep water mooring
- Non listed flexible layout 4 bed Edwardian House
- Stunning river views from first floor living room with balcony deck
- 25 ft open plan kitchen/dining room
- Sitting room & study
- Reception hall, large utility room, 2 cloakrooms & boot room
- 4 bedrooms (1 ground floor), dressing room, 2 bathrooms & 2 shower rooms
- Barn annexe/office suite
- 4,250 sq ft range of stores, workshops & utility barn
- Stable range & menage
- 122 acres of arable land, 5 acres of permanent grass paddocks & 10 acres of beach foreshore & woodland
- In all about 141 acres (57.09 hectares) stc
- For sale as a whole

Guide Price: £3,500,000



THE PROPERTY

Offered for sale with vacant possession, in the open market for the first time in history, the Lodge Farm Estate presents a 'once in a generation' opportunity to purchase an idyllic 'pocket estate' on the banks of the truly magical Deben Estuary.

Set within an area of outstanding natural beauty, and with a third of a mile of beach along the locally known 'Rocks' foreshore, the Lodge Farm Estate enjoys a wonderfully secluded and tranquil setting, between Woodbridge and the Suffolk Coast.

Approached over a three-quarter of a mile driveway with views of the river, Lodge Farmhouse enjoys an elevated setting commanding stunning views over the estate and the estuary as it bends its way around the 'Rocks' reach, with Woodbridge visible in the distance. Extending to some 2,412 sq ft, the non-listed Edwardian residence offers a flexible layout and includes a first floor sitting room with French doors opening onto a balcony deck, taking full advantage of the view.

On the ground floor, set off a central reception hall is a 25 ft open plan kitchen/dining room. In addition, there is a sitting room and study, together with a large utility room. There are four bedrooms, a dressing room, two bathrooms and two shower rooms.



THE ANNEXE/OFFICE & EXTENSIVE OUTBUILDING RANGE

Situated adjacent to the house a single storey barn range has been converted to a flexible use annexe/office suite, with two main rooms, cloaks/washroom, kitchenette and storeroom. Linking beyond is an extensive range of utility stores/workshops, together with a large multi-purpose barn. Power and water are connected to the range.



EQUESTRIAN FACILITIES

With instant access to an extensive network of bridleways and permissive sandy tracks, the Lodge Farm Estate is perfect for those with equestrian interests. In addition to a 4-box stable range and tack room, with water and power connected, there is a manege and 6 post and railed paddocks.

BEACH & DEEP-WATER MOORING

The Estate includes a third of a mile of sandy beach foreshore, which runs beneath the tree topped cliff, known locally as 'The Rocks'.

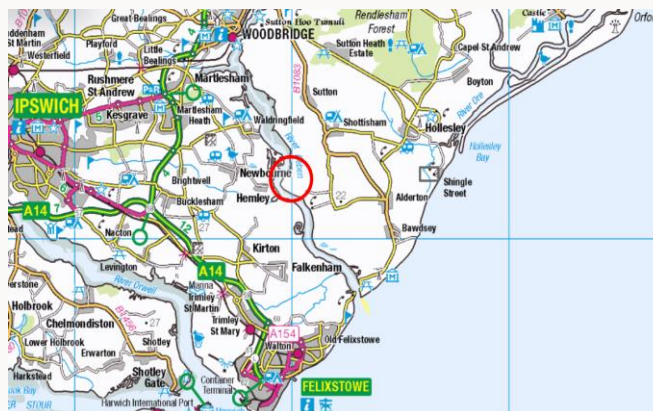
The opportunity exists to apply to the local fairway committee to take over an existing deep water mooring just off the beach.

THE LAND

The Estate includes approximately 122 acres of productive arable land. The block is divided into six good size fields with the soil listed under the Newport 2 Soil Association and described as being 'deep well drained sandy soil'. Suitable for growing cereals, sugar beet, peas and beans, whilst the lagoon fed irrigation means that higher value crops can be grown. It is regarded that the land has not been intensively farmed with much of it having been in long term asparagus.

There is about 6 acres of permanent grass paddock, with the beech, foreshore and woodland areas extending to around 9 acres. In all the property extends to some 141 acres (57.09 hectares).

Tenure & Possession. The property is offered for sale freehold with vacant possession subject to holdover provisions.



Wayleaves, Easements, Covenants & Rights of Way. The property is sold subject to all existing rights of way, both public or private, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

Please note there is a public bridleway which crosses the property in an east west direction and a public footpath which follows the riverbank.

Basic Payment Scheme. The Vendor will retain the Basic payment Scheme income from the 2023 claim together with any future delinked payments associated with the property. The Purchaser will need to make their own enquiries as to the availability of any future grants, schemes, or environmental stewardship.

Mineral & Timber Rights. Insofar as they are owned, the mineral and timber rights are included in the sale. Both are believed to be owned by the Vendor.

Sporting Rights. The adjacent landowner has the right to enter the land upon giving 14 days' notice to hold an organized and driven shoot. Further details available upon request.

Environmental Stewardship. The Property is not currently in any environmental stewardship scheme.

Land Registry. The Property is registered Freehold under Title Numbers SK200761, SK399780 and SK196168.

Irrigation. The Property benefits from irrigation licence reference 7/35/10/SG/65. It is intended that the irrigation licence will be transferred with the property subject to Environment Agency confirmation and rules. The point of abstraction is from a lagoon on the northern boundary of the property. A diesel pump is located in a wooden pump house. There is an underground irrigation main that crosses the property.



LOCATION

The picturesque parish of Ramsholt enjoys an idyllic and very tranquil 'off the beaten track' rural setting on the banks of the River Deben. Unchanged and unspoiled, this is an enchanting area of the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, as well as being a haven for wildlife and wildfowl.

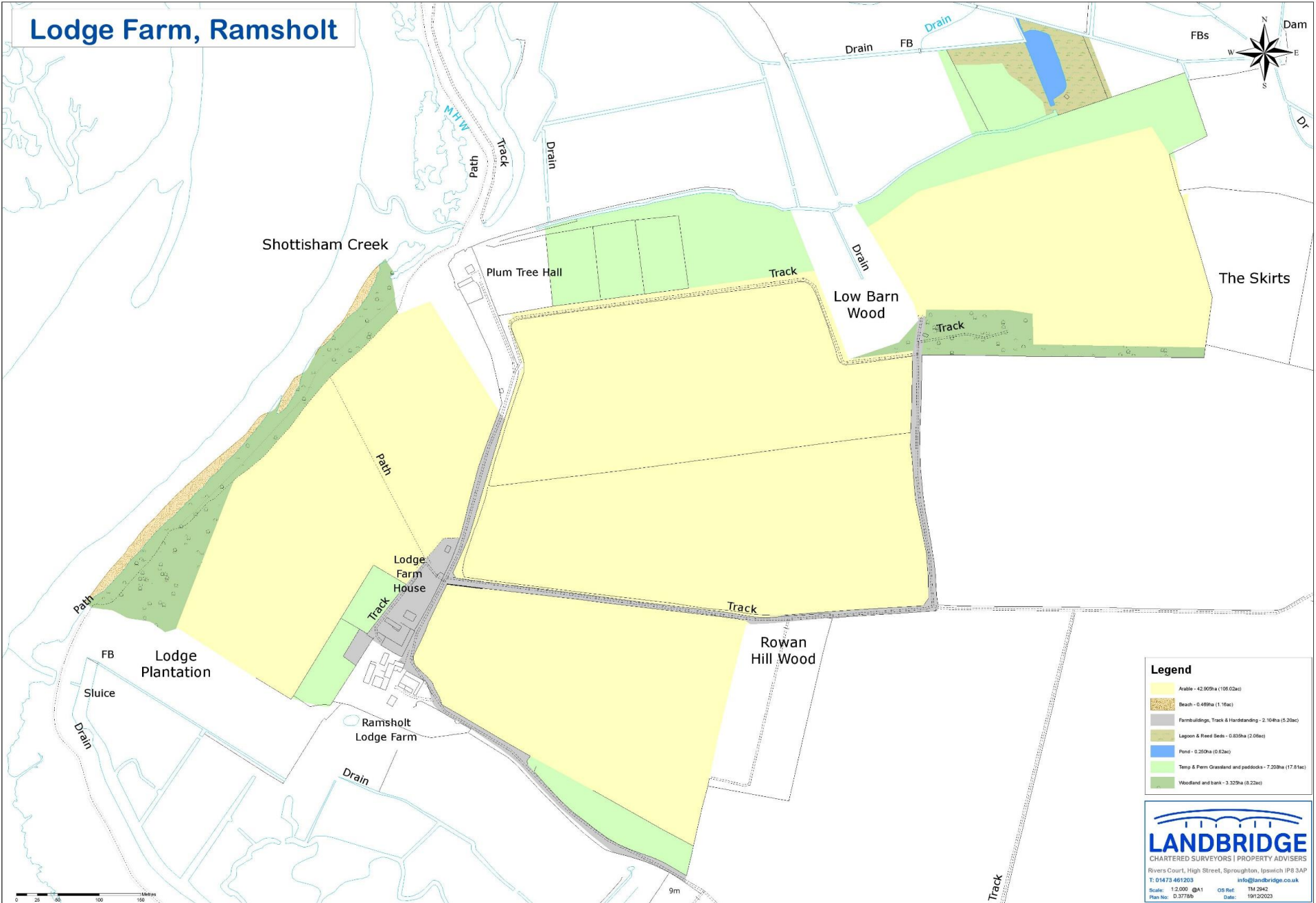
Ramsholt's 'claim to fame' is its well renowned riverside pub and anchorage, whilst the neighbouring villages of Shottisham, Alderton and Bawdsey provide a range of local facilities including a primary school, excellent village stores and local pubs. The thriving riverside town of Woodbridge, which lies just 8 miles away, provides a full range of shopping and commercial facilities, together with top performing schools in both the state and private sectors.

Branch line rail services run regularly from Melton Station (7 miles) to the county town of Ipswich, where they connect with main line services to London whilst the A12, which bypasses Woodbridge, provides a dual carriageway link to London's M25 as well as Cambridge and the Midlands (via the A14).

LODGE FARM, OFFICE BLOCK
Total Approximate Internal Area: 60.7m sq/ 653 sq ft



Lodge Farm, Ramsholt



Legend

	Arable - 42.909ha (106.02ac)
	Beach - 0.469ha (1.16ac)
	Farmbuildings, Track & Hardstanding - 2.104ha (5.20ac)
	Lagoon & Reed Beds - 0.835ha (2.06ac)
	Pond - 0.250ha (0.62ac)
	Temp & Perm Grassland and paddocks - 7.209ha (17.81ac)
	Woodland and bank - 3.329ha (8.22ac)

LANDBRIDGE
 CHARTERED SURVEYORS | PROPERTY ADVISERS
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 T: 01473 461203 info@landbridge.co.uk
 Scale: 1:2,000 @A1 OS Ref: TM 2942
 Plan No: D.37786 Date: 19/12/2023

DIRECTIONS (IP12 3AD)

From Woodbridge travel in a southerly direction on the B1083 signed to Shottisham and Bawdsey. At the T-junction in Shottisham turn right and continue for a further mile, turning right again signed to Ramsholt. Follow this lane through a series of bends take the first available right hand turning signed to Ramsholt Church. Continue beyond the church where the road becomes a sandy track driveway and proceed for about threequarters of a mile, with the River Deben flanking to your left, where the entrance to Lodge Farm will be found beyond the barn annexe buildings.

What3words: passwords.boating.colleague

PROPERTY INFORMATION

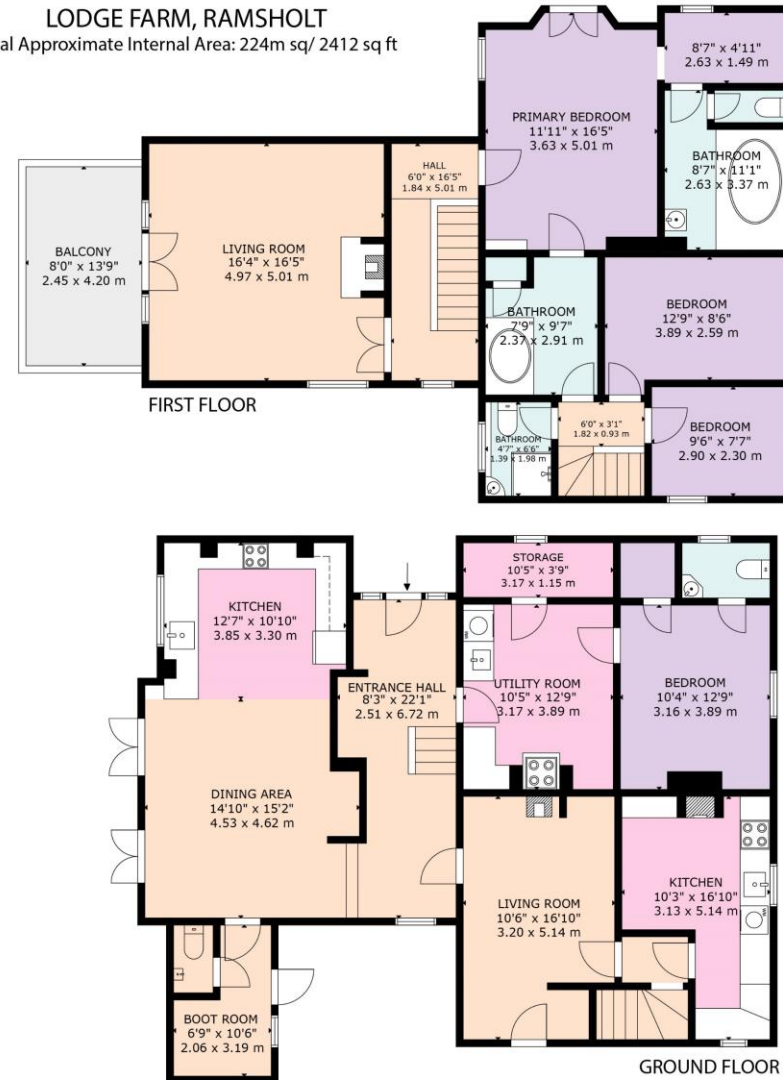
Services: Oil-fired central heating system.
Mains electricity is connected to the property.
Private well water supply.
Private septic tank drainage.

Broadband: Broadband is available via Voneus Broadband.

EPC: F

Viewings. Strictly by appointment with the joint agents
Jackson-Stops 01473 218218
Landbridge 01473 461203

LODGE FARM, RAMSHOLT
Total Approximate Internal Area: 224m sq/ 2412 sq ft



IPSWICH



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IPSWICH

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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910