



# Woodlands Farm

High Road, Needham, Harleston, Norfolk



# An accessible and highly profitable modern poultry unit with well-appointed bungalow

Flexible steel framed portal 16k FR poultry building. Feed Bins and modern storage building. Modern 3-bedroom bungalow (2016). 41 acres of grassland and woodland. For sale as a whole.



**RURAL**



**44.46 ACRES/  
17.99 HA**



**GUIDE PRICE  
£1,675,000**



**FREEHOLD**



**23,000 SQ FT**



**2 RECEPTION  
ROOMS**



**3 BEDROOMS**



## Situation

Woodlands Farm is situated in an accessible location on the edge of the village of Needham on the Norfolk Suffolk Border in the Waveney Valley. The farm sits in an elevated position and is accessible via the adjoining arterial A143 linking Great Yarmouth and Bury St Edmunds.

The village of Needham adjoins the farm and has a pub. Harleston (1¼ miles) provides a broad range of local level retail, leisure and commercial facilities, as do Bungay (9½ miles) and Diss (10 miles). A broader regional level of services can be found in Norwich (22 miles).

## Woodlands Farm

Woodlands Farm is a well-equipped highly profitable poultry unit situated in 44 acres of grassland and woodland. The modern steel framed poultry shed is currently used for a 16,000 hen free range poultry enterprise, but the flexible building could be used for a variety of poultry enterprises. There is an excellent modern 3- bedroom bungalow adjacent to the unit.

## Poultry Buildings

### Commercial Poultry Layer House 2,150m<sup>2</sup> (23,035 ft<sup>2</sup>)

A modern Davidson clear span layer shed constructed of steel portal frame with tin sheeting cladding and insulated roof. The building is naturally ventilated. There is a large area of concrete hardstanding at both ends and down each side of the building with vehicular entry to both ends of the building.

The unit currently has the capacity to house 16,000 birds to RSPCA / BEIC standard and has a Vencomatic flat deck system which benefits from being situated over a central muck pit, which allows for extended flock cycles of 85+ weeks flocks.

The internal layout is split into 4 compartments of 4,000 birds, each comprising a side scratching area and centrally located nest. Automatic pop holes lead to the range area which is also sub divided by permanent fencing. There is a Vencomatic inline egg collection system feeding a Jansen 24000 Farmpack egg packer along with a chiller room with Cellarite chiller unit.

The shed is served by mains water which operates pressurised automatic water lines with a chain feeding system supplied by two 16t-feed bins. The entire perimeter of the 44 acres is permanently fenced meaning that there is additional spare land which would allow for considerable expansion in bird numbers. This could be by a change to a multi- tier system which would increase housed numbers without building an additional shed.

### Modern Storage Building 12.03m x 10.35m (40' x 35')

A flexible modern farm storage building constructed of steel portal frame with plastic coated corrugated cladding and roof, with concrete floor and eaves height roller shutter door.

## Woodlands Farm Bungalow

The house is situated in a sheltered setting a little distance from the poultry buildings in a good sized garden with a large gravel turning and parking area. The well-appointed house presents attractive rendered elevations under a pantile roof with Upvc double glazed windows.

The light and airy accommodation is laid out around a central hall with the sitting room, which has a wood burner, and dining room both enjoying southerly views over the garden and surrounding woodland. The kitchen breakfast room has modern fitted units with central island and built-in dishwasher. There are three double bedrooms with two bath/shower rooms, one of which is ensuite.

Outside the garden is mostly lawned with a garden shed and kennel.

## Farmland

The 44 acres of farmland lie in a compact block around the poultry unit and bungalow. It is gently undulating and divided into sensible sized paddocks. The land is Classified Grade 3 with soil belonging to the Beccles 1 series a clay loam suitable for winter cereals and grass. The land use is as follows:

Grassland: 31.52 acres (12.75 Ha)

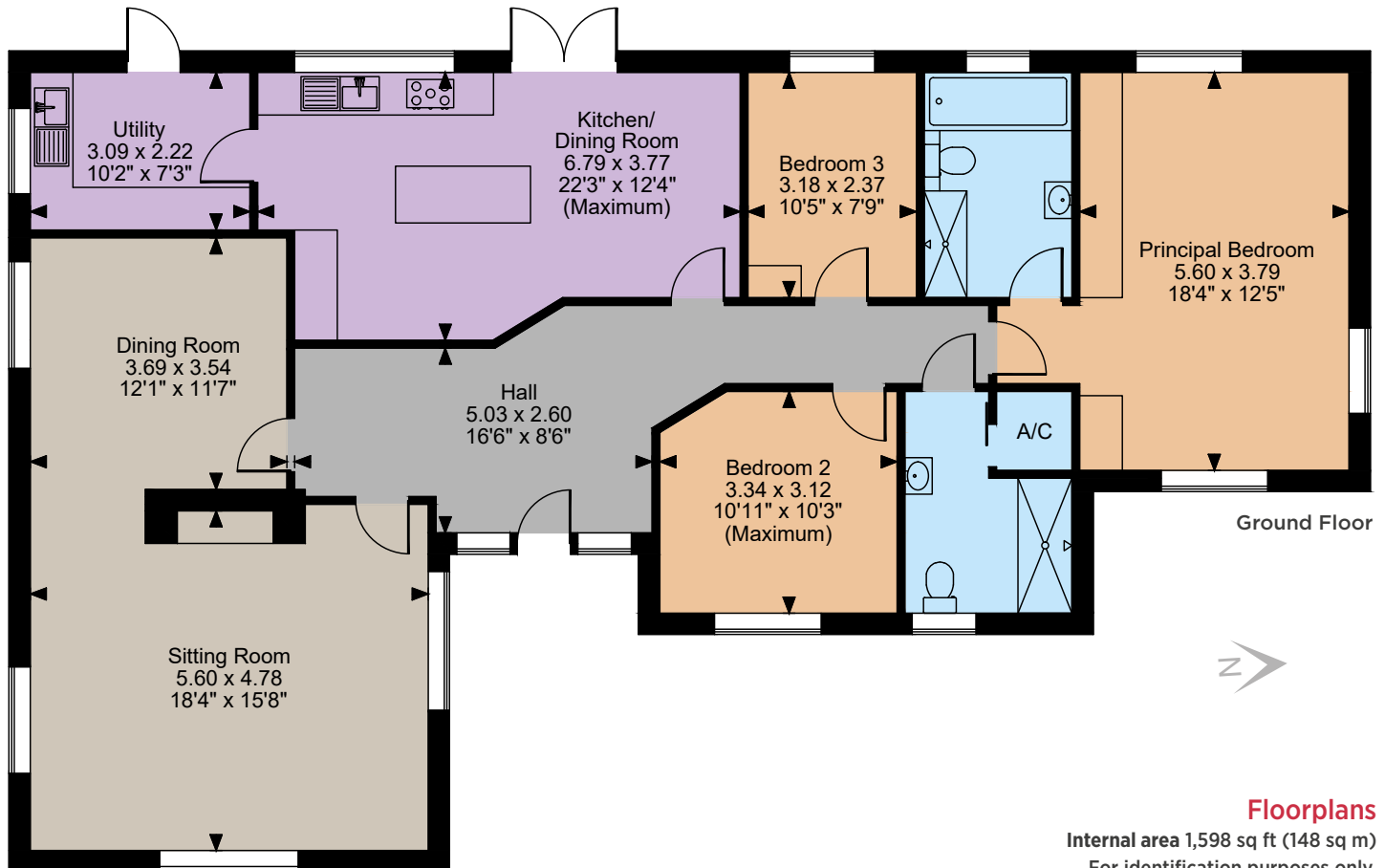
Woodland: 11.06 acres (4.48 Ha)

House, water and miscellaneous: 1.88 acres (0.76 acres)

The land not used by the free range hens is grazed by sheep or used for hay or silage, but could also be used for a considerably larger flocks.

## Solar

On the south facing roof of the shed is a 50 KW photovoltaic solar array which is about 8 years old. This has considerably reduced the electricity consumption on the unit and has averaged 40,000kwh over the last 3 years with a revenue of around £7k per annum produced from the export of electricity.



**Floorplans**

Internal area 1,598 sq ft (148 sq m)  
For identification purposes only.

## General

**Method of Sale:** The land is offered for sale freehold by private treaty as a whole.

**Tenure:** Vacant possession upon completion.

**Timing:** Exchange of contracts within 42 days of the heads of terms being issued, as the unit is currently empty completion can take place as soon as possible following exchange.

**Early Entry:** The unit is currently empty, and early entry may be granted upon payment of an additional deposit of 10% of the purchase price as a further deposit.

**Services:** The farm has mains electricity supplies (3- phase) and there is a backup generator for the poultry buildings. There is a sewage treatment plant for the house and oil fired under floor heating and hot water.

**Drainage Rates:** General drainage charges for the site total £75.40 which are paid annually to the Environment Agency.

**Boundaries:** Purchasers should satisfy themselves over the accuracy of the land's boundaries.

**Wayleaves, easements and rights of way:** The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Woodlands Farm benefits from a right of way (shaded brown on the site plan) through Whitehouse Farm 'at all times and with or without vehicles to go pass and repass over and along the track for the purposes of gaining access to and egress from the property....'.

**Basic Payment Scheme:** No Entitlements to the Basic Payment Scheme will be transferred with the land. All rights to future delinked payments will be retained by the seller.

**Planning:** Woodland Farm Bungalow is subject to a 'condition limiting occupation of the dwelling to a person employed in agriculture and their dependants'.

**Designations:** All of the land lies within a Nitrate Vulnerable Zone (Surface Water) (2025- 2028) and a Drinking Water Safeguard Zone (Surface Water).

**Ingoing Valuation:** It is not envisaged that this will be required.

**Sporting, timber and mineral rights:** All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Local Authorities:

Norfolk County Council - 0344 800 8020

South Norfolk Council - 01508 533701

**VAT:** Any guide price quoted or discussed is exclusive of VAT. In the event that the vendor has elected for VAT and the sale becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

**Health and Safety:** Given the potential hazards of a working farm, we ask you to be as vigilant as possible in making your inspection for your own personal safety, particularly around the farm buildings and machinery.

**Solicitors:** Barker Gotelee, 41 Barrack Square, Martlesham Heath, Martlesham, Ipswich, IP5 3RF

For the attention of Sam Reade. Tel: 01473 617320. Mobile: 07772 655677

Email: [Sam.reade@barkergotelee.co.uk](mailto:Sam.reade@barkergotelee.co.uk)

### Directions

Please see the location plan in the particulars.

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### Viewing

Strictly by appointment with the Vendors' agents Strutt & Parker in Ipswich on 01473 220422 or 07702 317232





## Woodlands Farm, Needham

Total Area - 17.99 ha / 44.46 ac

- |   |   |
|---|---|
| <span style="color: green;">■</span> Woodland         | <span style="color: yellow;">■</span> Garden          |
| <span style="color: lightgreen;">■</span> Rough Grass | <span style="color: grey;">■</span> Track/Road        |
| <span style="color: orange;">■</span> Buildings       | <span style="color: brown;">■</span> Yard             |
| <span style="color: blue;">■</span> Water             | <span style="color: darkbrown;">■</span> Right of Way |

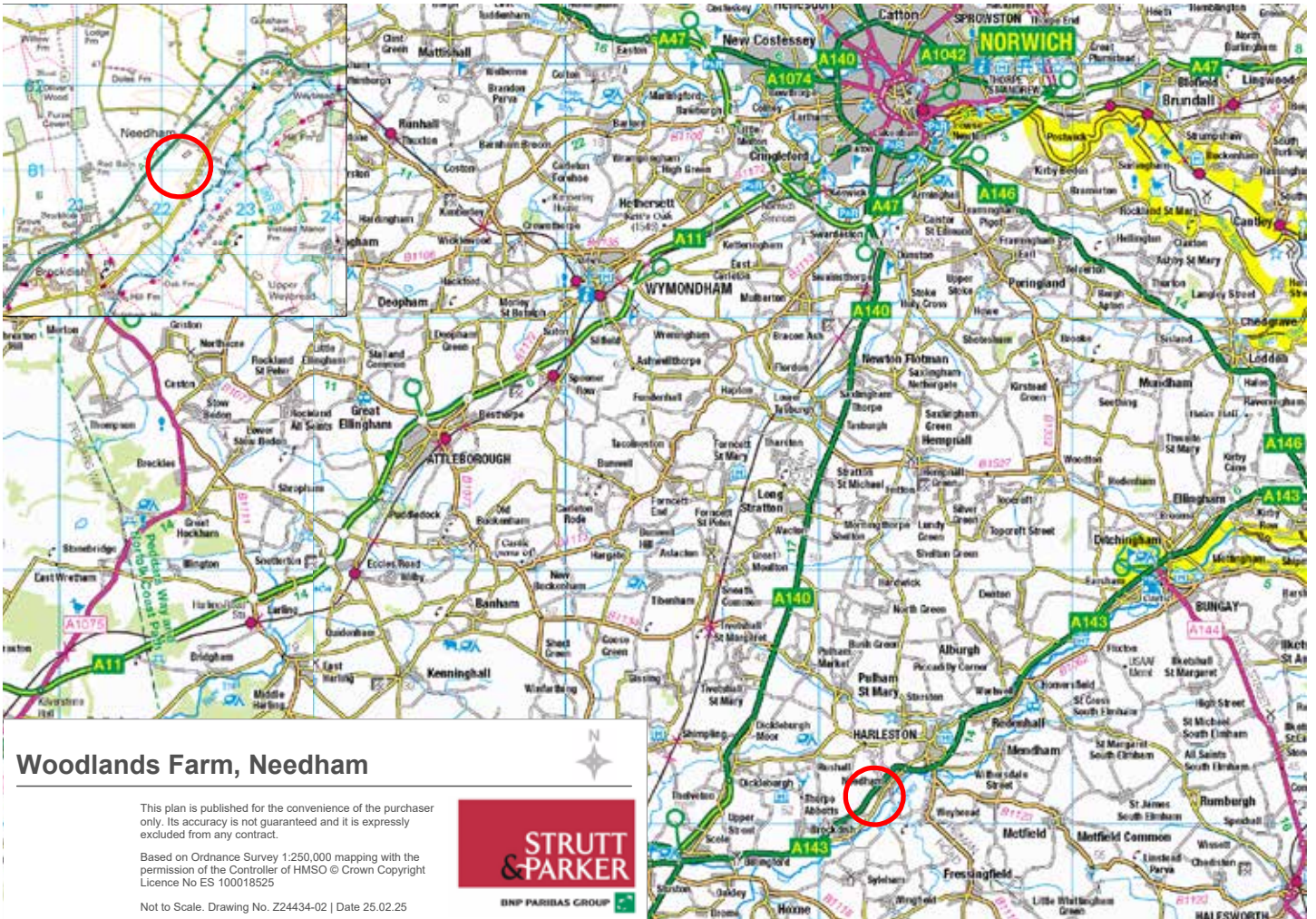
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### Woodlands Farm, Needham

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