

Freedom Farm Stud
Great Bradley, Newmarket



Freedom Farm Stud

**East Green Farm
Great Bradley,
Newmarket CB8 9LU**

*Newmarket 9 miles, A11(Six Mile Bottom) 7 miles, Stansted Airport 32 miles,
London 65 miles*

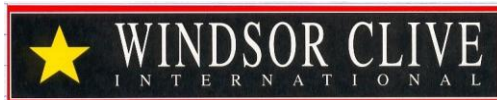
A well placed private stud farm within easy reach of Newmarket

An attractive Regency fronted 5 bedroom farmhouse • A range of farm buildings with 35 boxes
• 3 cottages • New offices and veterinary facilities • Outdoor school
• Grazing, paddocks, and woodland

In all about 75.316 acres (30.479 ha)

A further 97 acres are also available by separate negotiation

Freedom Farm Stud has been developed in the last 20 years as a private stud producing and rearing high class bloodstock. With an attractive house it is also well suited for a broad range of equine uses. Whilst only 10 miles from Newmarket, Freedom Farm Stud is deep in rural Suffolk, and has lovely views over the surrounding countryside. Access to the A11/M11 is extremely easy so it is ideally placed for those wishing to be in range of Newmarket, Cambridge, Stansted airport, and London. The property is well laid out for ease of management and the Listed farmhouse has been restored and extended by the current owner.

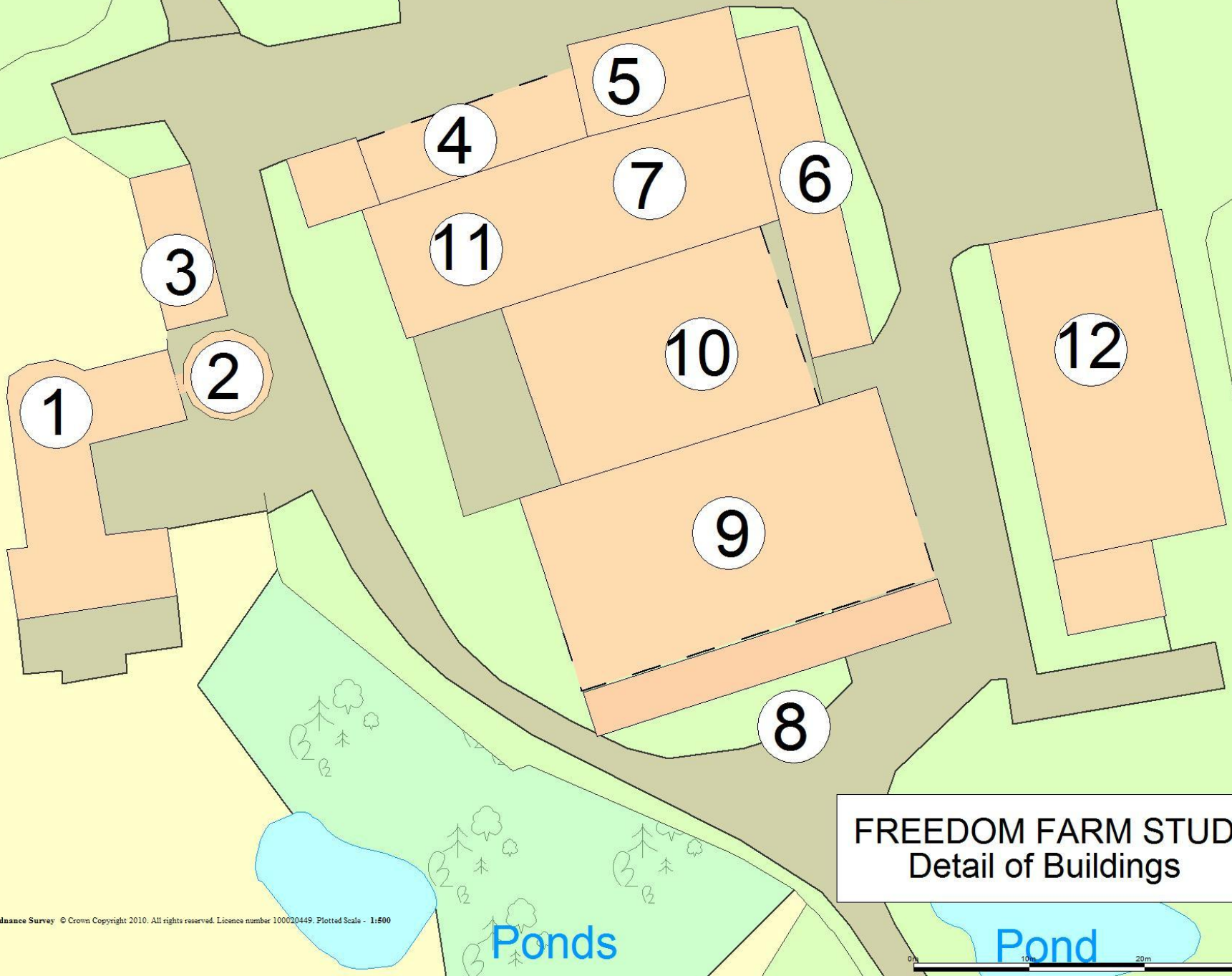


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The additional 97 acres of arable land are half a mile from the property and could be a useful addition to the stud. Further details are available on request.



The Property

Freedom Farm Stud consists of (numbered as shown on the detail of buildings plan):

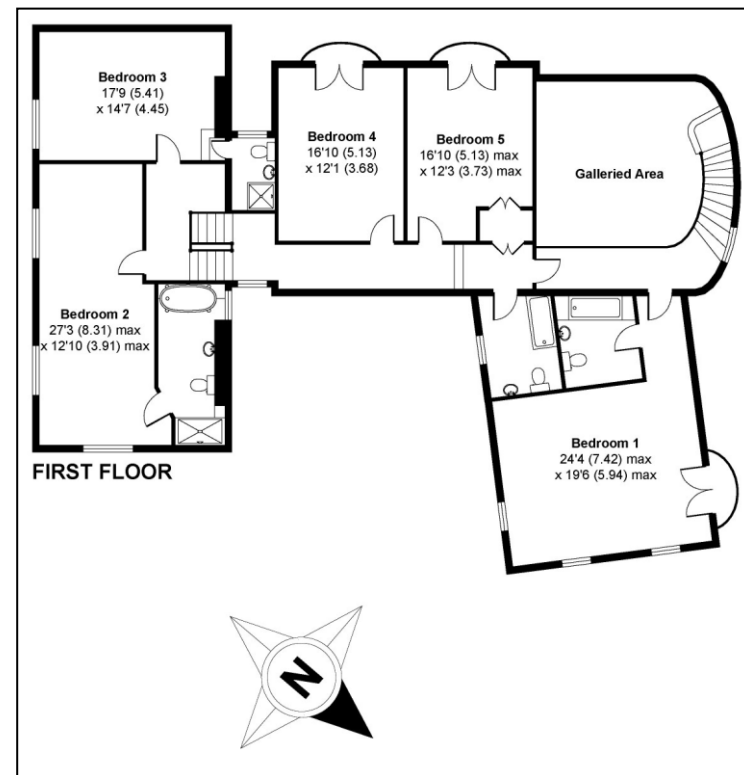
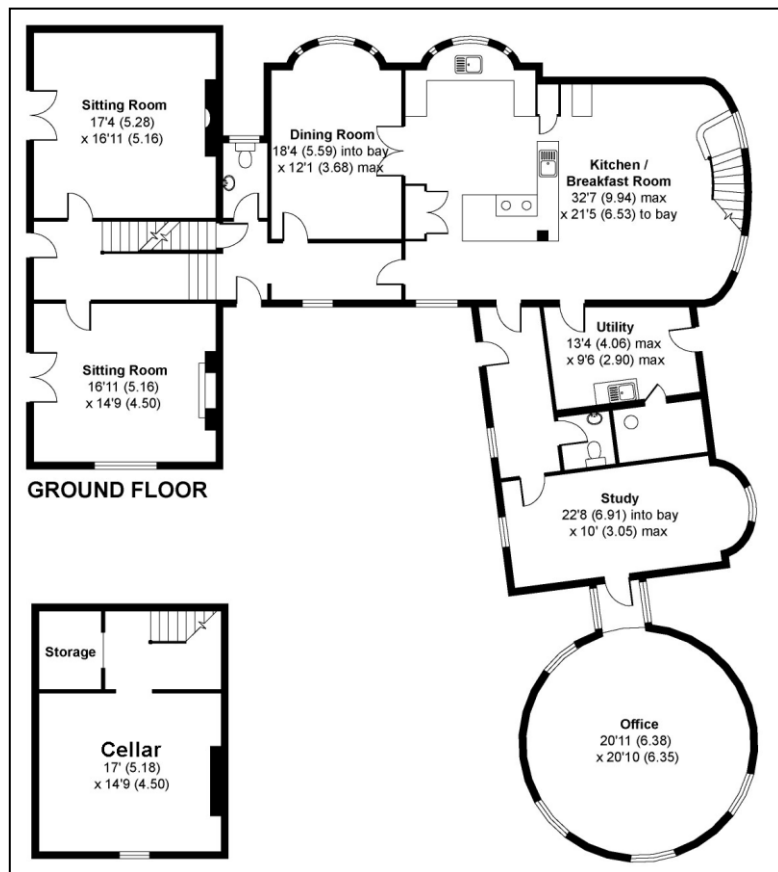
1. The Farm House.
2. Offices.
3. Garaging.
4. The new stud office with sitting up area and store (this has extensive lofting suitable for conversion) Stallion box/ isolation stable.
5. Traditional barn of timber frame.
6. Foaling unit (3 loose boxes).
7. Turn out pen.
8. Veterinary unit.
9. Stables (16 loose boxes).
10. Stables (15 loose boxes).
11. Horsecwalker.
12. Forage Barn.

(The outdoor school is not shown on this plan)



An attractive Regency fronted farmhouse with an impressive new addition and a veranda with stunning uninterrupted views. Listed Grade 2, it has been extended with a striking new addition in the 1990s. The house has 5 bedrooms 3 with ensuite bathrooms, 2 further bath/shower rooms. On the ground floor are 3 well proportioned reception rooms with high ceilings, a large kitchen/living room with a central electric AGA and tiled work surfaces. underfloor heating and double doors to the dining room. The entrance hall leads to a utility room and a circular office (2 on plan) and wc. The house has a useful cellar for storage.



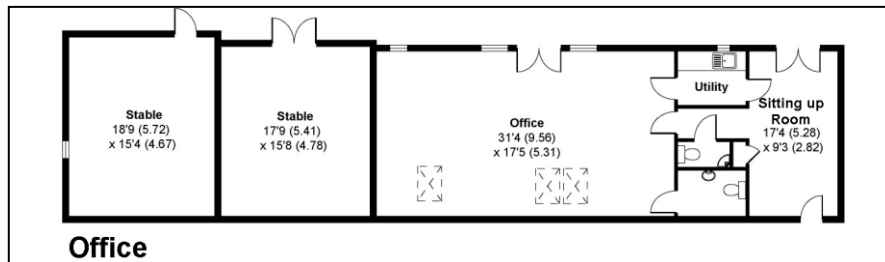


(3) The Garage Block

Of brick under a slate roof, with three open bays and two stores

The Stud Buildings

(4) The Stud Office. A new timber clad building under a tiled roof with an isolation/stallion box at one end of the range. Offices, wc, kitchen area, mess room and storage and adjacent to the Timber Barn.



(5) Timber Barn

A traditional timber barn used for storage and work shop area.

(6) Foaling Unit

The Foaling Unit of brick under a slate roof adjoins the Timber Barn and is a large light area with 3 foaling boxes, two facing each other with a central passage leading down a short walkway to a **(7) Nursery turn out pen** - a useful facility for new foals and mares. The third foaling box opens out to the yard. Each box has a CCTV camera..



(8) Veterinary Unit

New veterinary area with stocks, feed and storage areas the length of the building and accessed through large sliding doors. Further access and staff wc at the other end of the barn.



(9) Stable Barn - 16 Boxes

A barn with 16 internal loose boxes in 3 ranges with a door to:

(10) Stable Barn - 15 Boxes

15 further loose boxes and storage.



(11) Horsewalker

Claydon 5 horsewalker, housed under cover.

(12) Large forage/storage barn accessible from either end, adjacent are two fuel tanks, large area for muck storage and access for vehicles.



Outdoor School 60m x 60m with a sand surface, railings and banking around two sides. This is close to the buildings.

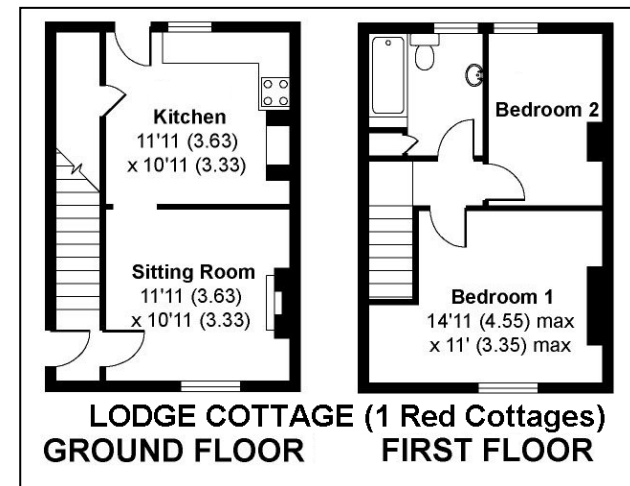
The Land

There are 15 paddocks, and 3 nursery paddocks, all relatively level and post and railed with access off a central walkway with water troughs. Every paddock has at least one side hedged.

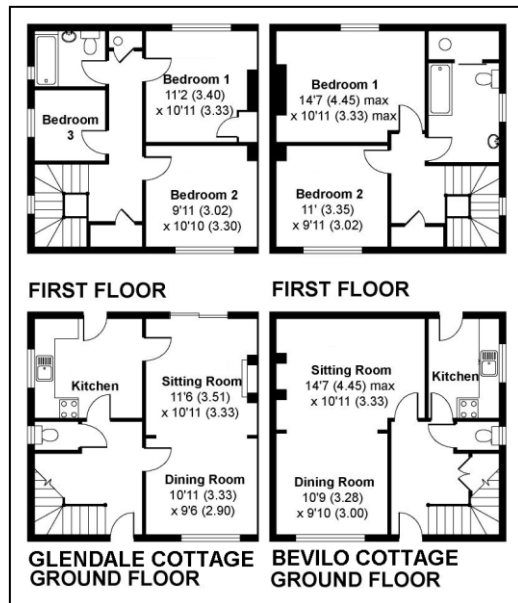


The Cottages

Lodge Cottage (No 1 Red Cottages) – semi detached 2 bedroom cottage with pretty garden and useful sheds. This is at the main entrance to the property



Glendale and Bevil Cottages – a pair of cottages by the back entrance with an agricultural occupancy restriction, one 2 bed and one 3 bed, each with garden shed.



The Arable Land.

Approximately half a mile up the track is a separate Lot of about 97 acres. Accessed by a right of way along the track. This will be offered for sale separately after the sale of the stud.

General Remarks

Services: Mains water and electricity. Klargest system drainage. Electric AGA in Freedom Farmhouse. Calor Gas central heating in house and office.

Tenure and Possession: The property will be offered freehold with vacant possession on completion.

Fittings and Fixtures: Fitted carpets, curtains, fixtures and fittings are excluded from the sale unless specifically mentioned in the particulars.

Local Authority and Outgoings:

Local Authority: St Edmundsbury Borough Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU Tel: 01284 763233.

Business Rates: £9,315.00 payable 2009/10

Council Tax: East Green Farm Band G -£2,496.28 payable 2009/10

1 Red Cottage Band B - £1,164.93 payable 2009/10

Glendale Cottage Band C - £1,164.93 payable 2009/10

Bevil Cottage Band C - £1,331.35 payable 2209/10

Single Farm Payments: The vendor intends to transfer to the purchaser the Single Farm Payment Entitlements relating to the property. Further information is available from the agents. The payments for 2010 will be retained by the vendor.

Boundaries, Easements and Rights of Way: The property is sold subject to all rights of way, and other easements or wayleaves whether mentioned in these particulars or not.

Photographs: The photographs in these particulars taken May 2010.

Directions: (see location plan) From London take the M11 to junction 9, then the A11 towards Newmarket. Leave the A11 on the A1304 signed to Newmarket. In Six Mile Bottom turn right after the level crossing to Brinkley. In Brinkley keep straight on towards Carlton and after a mile turn left to Great Bradley. After a mile turn right onto the B1061 to Great Bradley then turn left in the village towards Cowlinge. Pass the church and after half a mile the entrance to Freedom Farm is on the left.

Postcode: CB8 9LU

Viewing: Strictly by appointment through Windsor Clive International 01672 521155.

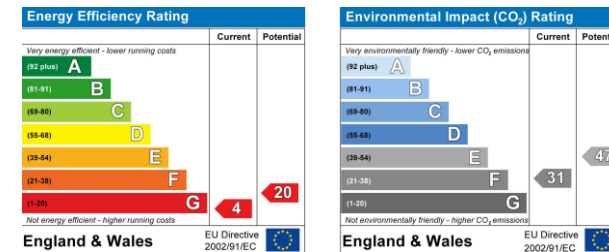
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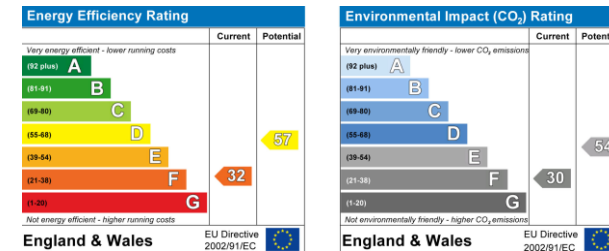
1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
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4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey. 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.

Energy Performance Certificates

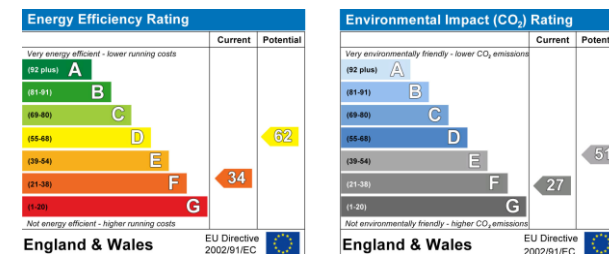
East Green Farmhouse



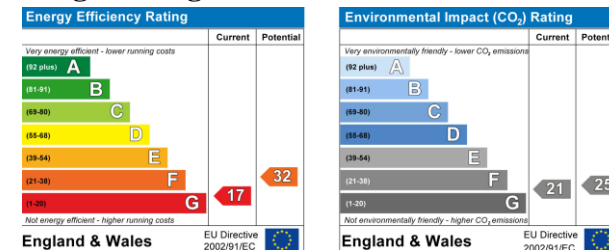
Glendale Cottage



Bevilo Cottage



Lodge Cottage





FREEDOM FARM
Great Bradley, Newmarket
CB8 9LU

NOT TO SCALE
75.316 acres
(30.479 ha)

*For identification purposes only
Expressly excluded from any contract*



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0m 100m 200m 300m

