

WHITEHOUSE FARM

DENTON, NORFOLK



savills



Well managed *commercial arable farmland*
with *attractive farmhouse*

WHITEHOUSE FARM

DENTON, NORFOLK

DISTANCES

Denton 1.8 miles | Bungay 4.0 miles | Norwich 14.6 miles | Diss 19.1 miles
(All mileages are approximate)

PROPERTY SUMMARY

Attractive Grade II listed seven bedroom farmhouse
with a number of traditional outbuildings

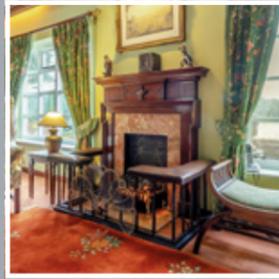
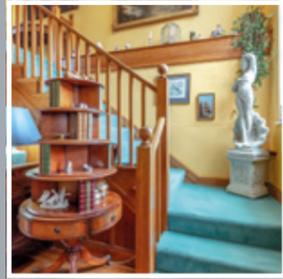
Three main blocks of productive arable land

Comprehensive set of modern agricultural buildings

In all about 677.94 acres (274.37 hectares)

Available as a whole or in four lots

For sale by private treaty



INTRODUCTION

Whitehouse Farm is a well-located and productive arable farm in a highly regarded part of south Norfolk. Centrally positioned around Whitehouse Farmhouse, the farm is arranged in four principal lots, with the residential-led Lot One forming the core of the holding and the surrounding agricultural land extending to the north, west and south. Whitehouse Farmhouse is an attractive Grade II listed 17th-century plastered timber-framed dwelling, providing seven bedrooms and four reception rooms across three floors. The farmhouse is complemented by a range of traditional and modern outbuildings within the immediate curtilage, together with a large modern agricultural yard to the west with independent access from Denton Road, as well as a small group of paddocks and an area of woodland.

Lots 2, 3 and 4 comprise the surrounding agricultural land. Lot 2, situated around the farmhouse, forms one of the main blocks of commercial arable land. Lot 3 lies to the south-west of Lot 1 and provides a range of large, well-connected and productive arable fields. Lot 4, positioned directly south of Denton, is largely arable land with small area of pasture, offering flexibility for cropping, grazing or environmental uses. Across all lots, the land is arranged

in good-sized, workable fields suitable for modern machinery and efficient farming practices. The farmland is all Grade 3 as per to the Provisional Agricultural Land Classification and belongs predominately to the Beccles 1 soil series.

Whitehouse Farm has been farmed by a reputable local contractor for many years and offers a purchaser the opportunity to take forward a well-managed and established agricultural enterprise. The farm occupies an appealing rural position close to Earsham and Denton, with the market town of Bungay nearby. Local amenities include shops, public houses, primary schooling and active village communities. The wider area is characterised by productive farmland and attractive countryside. Denton Road provides direct access through the northern end of the holding, giving convenient links to Bungay, Harleston and the A143, connecting onwards to Norwich, Bury St Edmunds and the A14 corridor.

In total, Whitehouse Farm extends to approximately 677.94 acres (274.37 hectares), of which approximately 662.56 acres (268.13 hectares) comprise productive farmland, with the balance made up of woodland, buildings, tracks and the farmhouse curtilage.



LOT ONE: WHITEHOUSE FARMHOUSE AND BUILDINGS

Whitehouse Farmhouse, Traditional and Modern Outbuildings, and Farmyard

Extending to 5.57 acres (2.26 hectares)

WHITEHOUSE FARMHOUSE

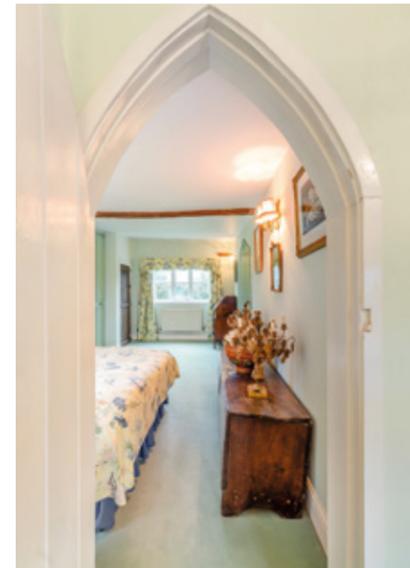
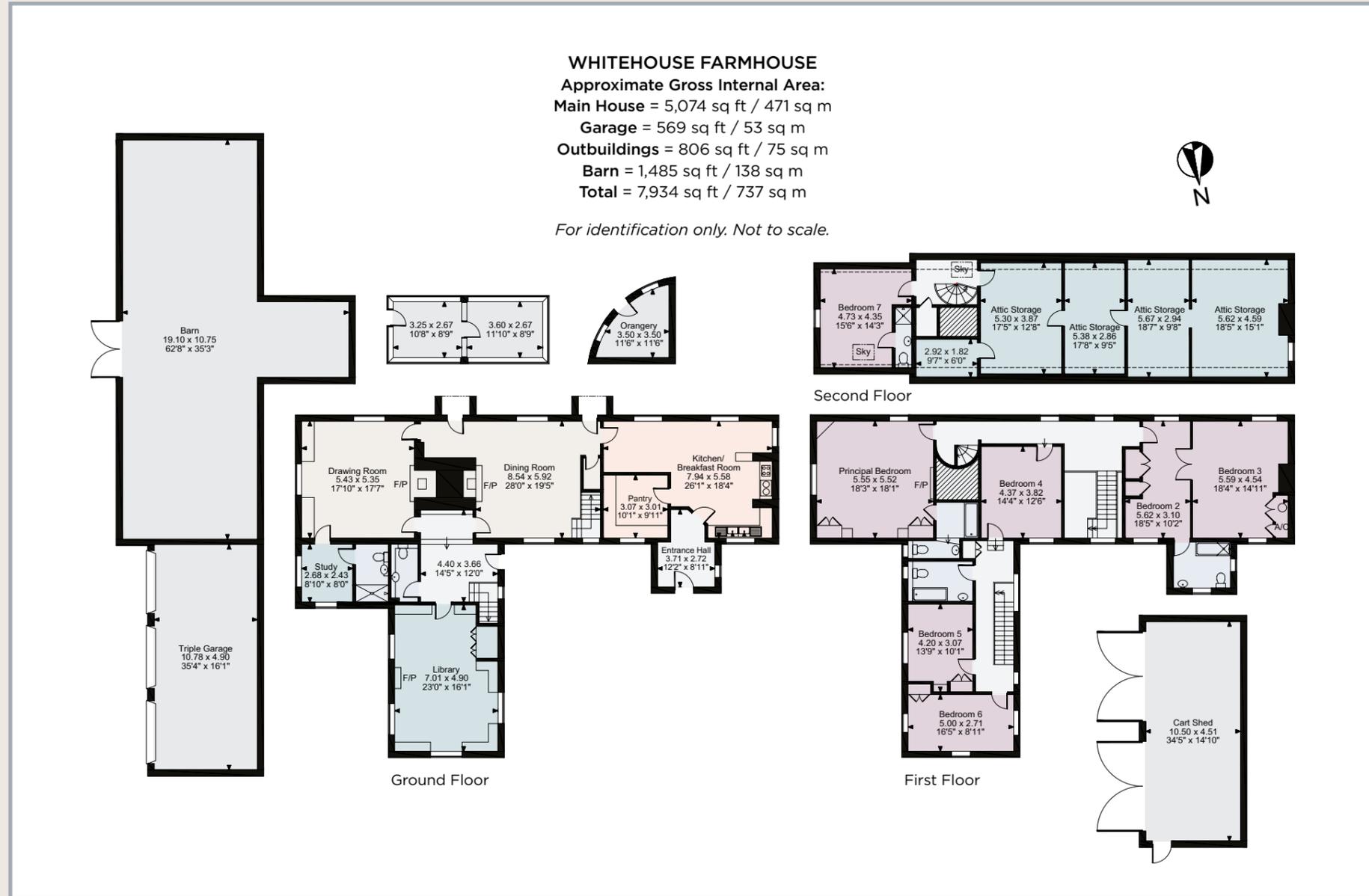
Whitehouse Farmhouse sits within attractive grounds, including a small ring lake with an ornamental bridge. A number of paddocks and areas of woodland are also included within Lot One, situated directly east of the main drive and north of the house and outbuildings, extending in total to 2.42 acres of pasture and 0.41 acres of woodland. The property also benefits from an attractive range of traditional and modern outbuildings, including a traditional timber-framed barn and a substantial range of modern agricultural buildings and a yard, which benefit from separate access to the main house.

On the ground floor, the entrance hall leads into a spacious family kitchen/ breakfast room with Aga and adjoining pantry. From here, a doorway opens into the dining room, which houses the main staircase and features a traditional fireplace. This in turn leads to the principal drawing room with an impressive inglenook fireplace. Beyond the drawing room is a study and a separate downstairs bathroom. Within the north wing of the house is a rear hallway with back staircase and WC, providing access to a large library.

The first floor offers six bedrooms, two with en suite facilities, together with a substantial family bathroom in the northern wing. The floor is served by two staircases: the northern staircase rising from the rear hall, and the main staircase accessed from the dining room. A further spiral staircase connects the first and second floors.

The second floor provides a twin bedroom with en suite, along with four attic store rooms offering excellent scope for further conversion or generous ancillary storage.







OUTBUILDINGS

A set of attractive traditional and more modern brick outbuildings are situated directly around Whitehouse Farmhouse.

To the north of the main house lies the principal group of buildings, including an impressive 'T shaped' timber barn. Currently used for general storage, this barn offers potential for conversion to a range of alternative uses, subject to the necessary consents. Adjoining the traditional barn is a more modern triple garage, also used for general storage but providing a well proportioned space suitable for vehicle and general storage.

Within the immediate grounds of Whitehouse Farmhouse is an attractive double greenhouse and walled garden, a small quarter-circle orangery, in addition to a traditional cart shed with two double doors, providing further useful storage accommodation within the curtilage of the house.

MODERN AGRICULTURAL OUTBUILDINGS

To the west of the main house and grounds is a set of portal framed agricultural buildings and grain stores. Benefiting from a separate access directly off Denton Road to the large concrete yard, these buildings offer practical scope for agricultural or alternative uses. Their inclusion with Whitehouse Farmhouse provides valuable additional capacity and flexibility for a range of future requirements.

1. Portal Framed Workshop / Store

A 12m x 23m steel portal-framed building on a concrete floor, providing versatile space for general storage and workshop use. The building currently functions as a workshop and includes a WC and boiler room/

oil store, which supplies oil to Whitehouse Farmhouse via underground pipework.

2. Portal Framed General Agricultural Store

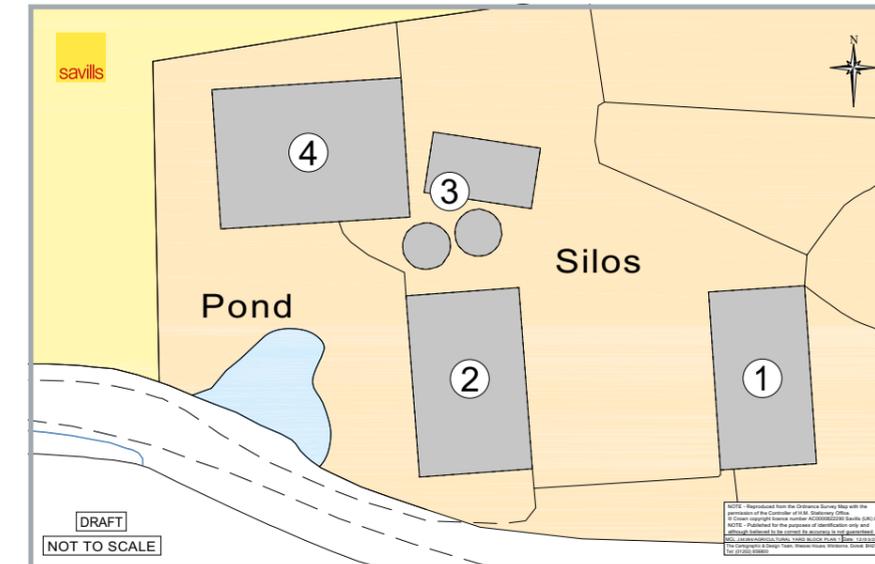
A 14.5m x 23.5m steel portal-framed building with concrete floor, currently offering useful accommodation for general agricultural storage, including machinery, implements and associated equipment.

3. Grain Dryer Building with Grain Silos

A 14m x 8m steel portal-framed building originally constructed to house the grain dryer serving the surrounding arable land, which is now surplus to requirements and unused. Immediately to the south are two grain silos, providing additional bulk storage capacity.

4. Portal Framed Grain Store

A large 18.5m x 24.5m steel portal-framed grain store on a concrete floor. It is currently utilised by the outgoing agricultural tenant for grain handling and machinery storage, offering substantial covered space for a range of farming operations.





LOT TWO: NORTHERN LAND

329.98 acres (133.548 hectares)

This main block of predominantly arable land extends around Lot One, Whitehouse Farmhouse, forming a well-connected and workable parcel of productive farmland. The land is accessed from several public highways, and the fields are of a good size and shape for modern machinery and efficient farming operations.

Scattered throughout the lot are several small areas of woodland, extending in total to 6.11 acres, providing natural cover, amenity value and potential for a small family shoot. The arable/pasture land extends to 322.84 acres, with the balance made up of miscellaneous tracks and bodies of water.

According to the Provisional Agricultural Land Classification, the land is classified as Grade 3, belonging predominately to the Beccles 1 soil series, and has historically supported a rotation of wheat, barley, OSR, sugar beet and peas, reflective of the productive versatile nature of this block and good management.





LOT THREE: CENTRAL LAND

295.83 acres (119.725 hectares)

This block extends to 295.83 acres of predominantly arable land positioned around the junction of Chapel Hill and Manor Farm Road. It forms a well connected and largely ring fenced parcel of productive farmland.

The land is accessed directly from the two adjoining public highways and is further supported by a network of internal tracks. The fields are of a good size and shape for modern machinery and efficient arable operations, with the majority farmed within a consistent rotational system.

There are several small areas of woodland measuring 1.86 acres in total. The arable/pasture land extends to 293.17 acres, with the balance made up of tracks, water features and miscellaneous areas.

According to the Provisional Agricultural Land Classification, the land is categorised as Grade 3 and has historically supported a similar arable rotation to Lot 2. The soils belong predominately to the Beccles 1 soil series.

LOT FOUR: SOUTHERN LAND

46.56 acres (18.84 hectares)

The smaller southern block by the village of Denton comprises of a single arable field of 44.13 acres together with a paddock of 0.52 acres and woodland of 1.91 acres. Both the arable field and paddock are accessed off Denton Road. The paddock has previously been let for horses. This one arable field is of good proportion and provides good scope for environmental schemes, as does the small pasture field off Denton Road / Trunch Hill to the South East of the lot.

According to the Provisional Agricultural Land Classification, the land is classified as Grade 3, belonging predominately to the Beccles 1 soil series, and the main field has historically supported a typical arable rotation.



GENERAL REMARKS AND STIPULATIONS

POSTCODE

The nearest postzcode is NR35 2AR.

WHAT3WORDS

The entrance to Whitehouse Farmhouse leading from the Denton Road can be found with the What3Words location service reference

///guru.expert.handover

METHOD OF SALE

Whitehouse Farm is offered for sale by private treaty as a whole or in four lots.

TENURE & POSSESSION

The freehold interest is available for sale with vacant possession upon completion.

The land is currently farmed by Sentry under a Farm Business Tenancy (FBT), with notice having been served to terminate on 11 October 2026, subject to the usual rights of holdover and rights of pre-entry on cleared fields.

EXCHANGE OF CONTRACTS AND COMPLETION

The Vendor will be seeking an exchange of contracts within 42 days of the Purchaser's solicitor receiving a draft sale contract. It is expected that completion of the sale will take place as soon as possible. The Purchaser will be required to pay a 10% deposit upon exchange of contracts.

DELINKED PAYMENT

The land is registered with DEFRA. There will be no transfer of the delinked payment to the purchaser(s).

GRANT SCHEMES

There are no countryside stewardship or SFI agreements transferable.

PLANNING & DESIGNATIONS

The property is offered for sale subject to new development plans, tree preservation orders, ancient orders and public rights of way. Buyers should make their own enquiries in respect of any planning and development opportunities.

ENERGY PERFORMANCE CERTIFICATE

Whitehouse Farm, Denton Road - E

LOCAL AUTHORITY

South Norfolk District Council.
<https://www.southnorfolkandbroadland.gov.uk/>

COUNCIL TAX

Whitehouse Farm, Denton Road - G

MINERAL, SPORTING AND TIMBER RIGHTS

Sporting and timber rights, so far as they are owned, are included in the sale.

Mineral rights are reserved to the Duke of Norfolk and are therefore excluded from the sale.

TENANT RIGHT

If applicable and subject to the date of completion, in addition to the purchase price the purchaser(s) will take over and pay for all growing crops, cultivations, seeds, fertilisers and chemicals applied, fuel, feedstuffs including silage, hay and straw and any stocks and stores at valuation or cost. Payment is to be made upon completion at the figure assessed by the Vendor's valuer based upon CAAV rates or contractors' rates where applicable and invoiced costs of seed, fertiliser and sprays applied plus enhancement charged monthly from the drilling date.

HOLDOVER

The vendor will require holdover of the specified storage buildings until 31 December 2026, together with holdover for the standing maize crop until 31 October 2026. Further details of the areas and buildings affected are available from the agents.

FIXTURES AND FITTINGS

Unless expressly stated otherwise, all residential fixtures, fittings and furniture, together with garden ornaments, are specifically excluded from the sale.

EASEMENTS, COVENANTS, RIGHTS OF WAY AND 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 number of public footpaths cross the farm, as indicated on the sale plan.

BOUNDARIES, PLANS, AREAS, SCHEDULES AND 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 or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to boundaries or any points arise on the general remarks and stipulations, particulars, 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.

VAT

In the event that the sale of the property, or part of it or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser in addition to the consideration

VIEWING

All viewings must be arranged through Savills. Given the potential hazards of a working farm, we ask that for your own safety, to be as vigilant as possible when making any inspection.

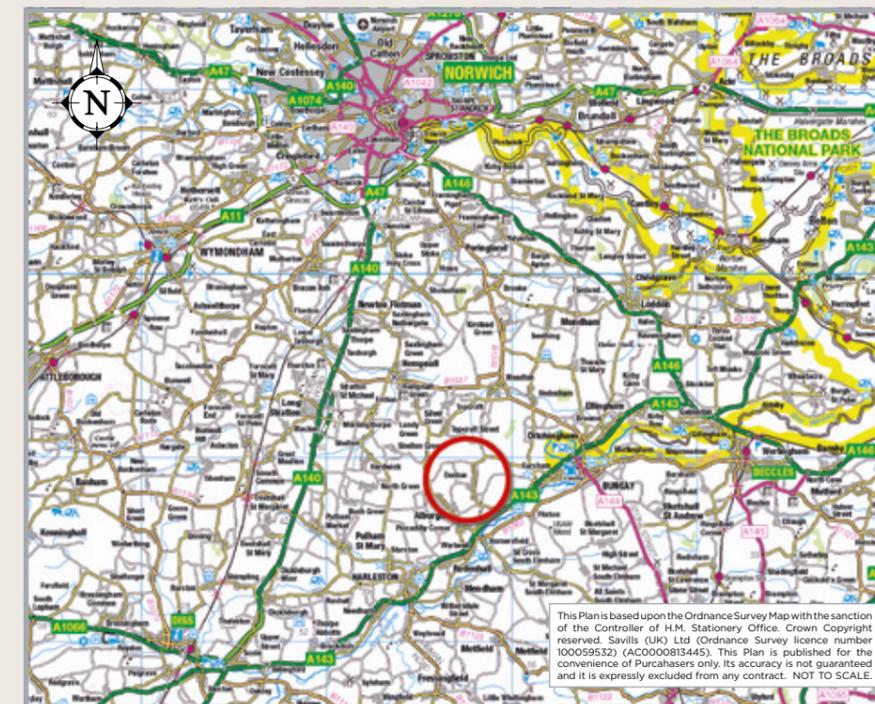
SOLICITORS

Mishcon de Reya LLP, Four Station Square, Cambridge, CB1 2GE.

Attention: Rupert Melville-Ross.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser(s) will be required to provide proof of identity and address prior to the instruction of solicitors.



CURRENT & PAST 5-YR HISTORIC CROPPING

Field	2026 Crop	2025 Crop	2024 Crop	2023 Crop	2022 Crop	2021 Crop
Moat Farm	Oilseed Rape	Wheat	Sugar Beet	Wheat	Wheat	Oilseed Rape
Websdill Wood	Oilseed Rape	Wheat	Peas	Wheat	Wheat	Oilseed Rape
Back of Yard	Oilseed Rape	Wheat	Peas	Wheat	Wheat	Oilseed Rape
Whitehouse Farm	Oilseed Rape	Wheat	Peas	Wheat	Wheat	Oilseed Rape
Denton Road North	Oilseed Rape	Wheat	Sugar Beet	Wheat	Wheat	Oilseed Rape
Denton Road South	Oilseed Rape	Wheat	Sugar Beet	Wheat	Wheat	Oilseed Rape
Stoge Green	Oilseed Rape	Wheat	Sugar Beet	Wheat	Wheat	Oilseed Rape
Norwich Road	Oilseed Rape	Wheat	Sugar Beet	Wheat	Wheat	Oilseed Rape
Walnut Tree North	Wheat	Wheat	Oilseed Rape	W. Barley	Wheat	Wheat
Walnut Tree South	Wheat	Wheat	Oilseed Rape	W. Barley	Wheat	Wheat
Walnut Tree	Wheat	Wheat	Oilseed Rape	W. Barley	Wheat	Wheat
Walnut Tree Meadow	Wheat	Wheat	Oilseed Rape	W. Barley	Wheat	Wheat
Manor North	Wheat	Wheat	Oilseed Rape	W. Barley	Wheat	Wheat
Manor South	Wheat	Wheat	Oilseed Rape	W. Barley	Wheat	Wheat
Manor East	Wheat	Wheat	Oilseed Rape	W. Barley	Wheat	Wheat
Manor West	Wheat	Wheat	Oilseed Rape	W. Barley	Wheat	Wheat
Taylors	Maize	Wheat	Oilseed Rape	W. Barley	Wheat	Wheat
Paynes Hill	Maize	Wheat	Oilseed Rape	W. Barley	Wheat	Wheat
Gt. Hill	Maize	Wheat	Oilseed Rape	Wheat	Potatoes	Wheat
Marshalls	Fallow	Fallow	Fallow	Fallow	Fallow	Fallow

CONTACT

Viewings are strictly by prior appointment with the Vendor's Agents:

Christopher Miles
cmiles@savills.com
07967 555560

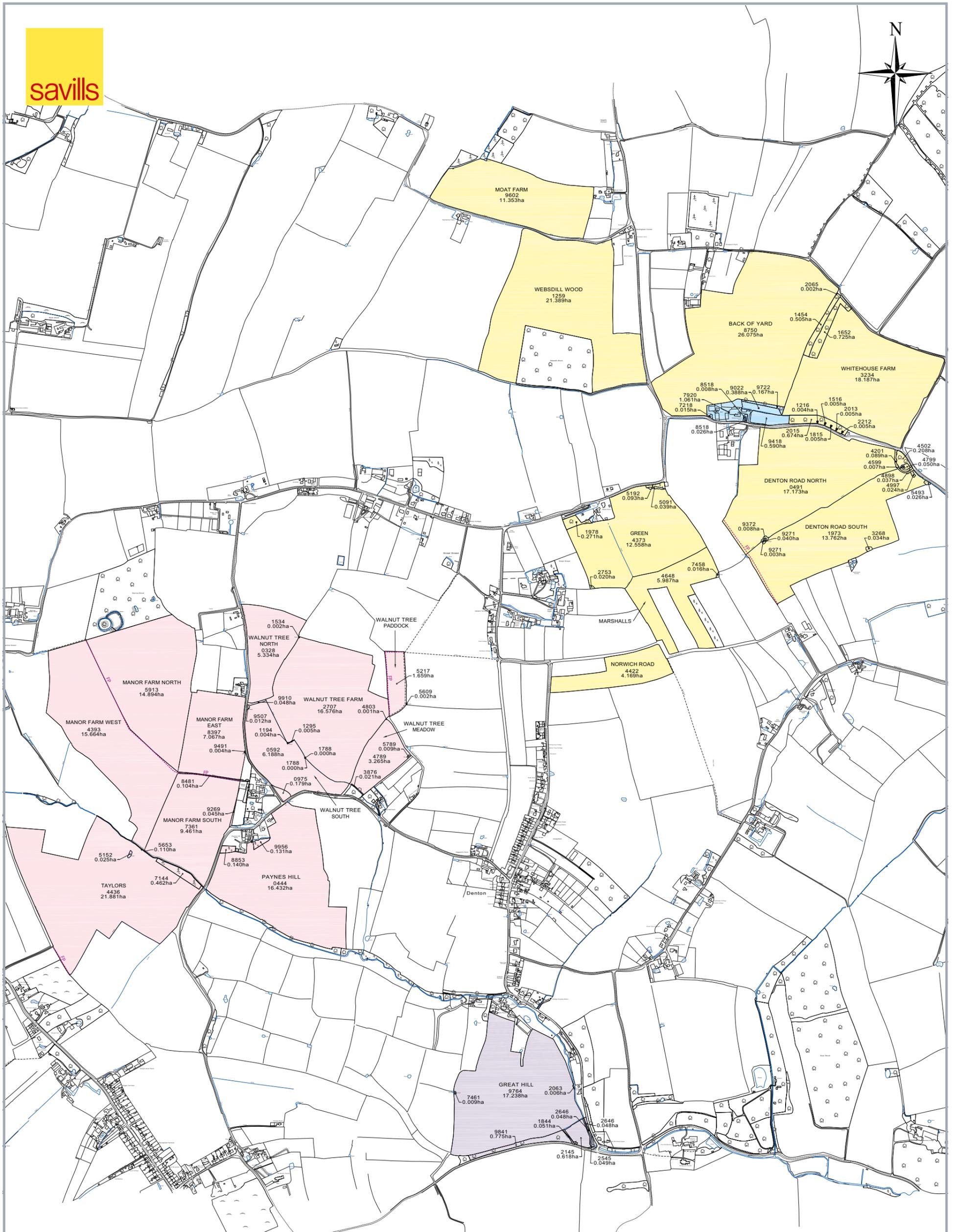
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NOT TO SCALE

KEY	
	LOT 1
	LOT 2
	LOT 3
	LOT 4

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 MCL: J34384/WHITE HOUSE FARM LOTTING 5 Date: 16/03/2026
 The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB
 Tel: (01202) 856800
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