



S B S U R V E Y O R S

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FOR SALE

FODDER FEN PUMPING STATION

West Row Fen



Introduction

SB Surveyors are delighted to be able to offer for sale the unusual opportunity to purchase one of the few historic pumping stations in the fenland area. Situated in West Row Fen, near Mildenhall, Fodderfen Pumping Station provides a unique opportunity to acquire an undeveloped building in this attractive area and set in a commanding position at the head of a drainage board maintained watercourse. With the River Lark in very close proximity, the area is particularly attractive to wildlife with heron, duck and barn owl and a wide variety of other wildlife regularly frequenting the area and combined with a diverse ground flora as a result of the ditch and river banks. With the proximity of Lakenheath Fen and reeds along the edge of the adjoining river the use of the area by Bittern cannot be ruled out in future.

This history and superb setting lends the building to a variety of uses, subject to necessary planning consents, and will be of particular interest to those seeking to spend time away from urban life.

Situation

Mildenhall Fen is situated approximately 3½ miles west of Mildenhall, 11 miles from Newmarket, 14 miles from Bury St Edmunds and 27 miles from Cambridge. Approaching from the A11 proceed from the Barton Mills Roundabout into Mildenhall. At the second mini roundabout follow signs for West Row. After about 2½ miles and passing RAF Mildenhall turn left in West Row Village. Turn Right following signs for Mildenhall Stadium and after about 1 ½ miles the Mildenhall Stadium is found on the left hand side of the road. Continue straight past the stadium and for a further 1.1 miles along the surfaced highway of Cooks Drove before Fodderfen Drove is found on the left hand side. Turn left down Fodderfen Drove, which is an unadopted, hardened but not surfaced driveway, and proceed carefully for one mile. The Pumping Station will be found on the right hand side just before the River Lark.

History

The Mildenhall Internal Drainage Board has been responsible for the drainage of the Mildenhall Fen area since it was originally recovered to modern agriculture. This Pumping Station has been an essential building that has helped to secure the landscape as it now exists and has helped to provide the post war revolution in agriculture that has ensured the availability of food for Britain, and helped to bring the country to a better balance between import and export of foods. With the level of the fen below the level of the river which takes the water to the sea, the pumps that were present in this building provided the sole means of keeping the fen area from flooding from the date of construction of the older part of the building in 1844 until after 1944 and the construction of a newer pumping station further down the fen.



Photo of River Lark nearby

This historic use is one of the most significant and important in the history of fenland and is recorded through the plaque on the outside wall of the building. This long and impressive history has taken its toll on the building and structural underpinning is now required. However, the building still provides an impressive vision of its past use with the lifting tackle and some secondary pumping equipment still remaining in the building and giving a lasting reminder of its importance and the power of the engine that originally drove the pump.

The Building

Access can be gained both from Fodderfen Drove and also from the drove alongside the River Lark from which access has always been taken. The River Lark itself has a footpath along the river bank providing access to the wider area from adjoining the building. The river access is at a raised level and provides access to the higher floor area of the building. There are also steps down from the pedestrian door to the lower ground level adjoining the Fodderfen drain which is a ditch, still maintained by the drainage board, which originally brought water from the rest of the fen to the pump. Care is needed on these steps which will require maintenance. Floors within the building include raised areas where machinery and equipment has previously stood or been operated.



On entering the building the scale and openness of the building is immediately apparent and provides scope for a range of uses, subject to any necessary consents. The building has for the last few years been used for general storage only. It is understood that the building may be suitable for holiday accommodation or other similar uses but purchasers interested in the property are recommended to consult the planning department at Forest Heath District Council.



The maximum overall dimensions of the higher room are 5.11 metres wide by 10.3 metres and with eaves height of approximately 4 metres. There are then five steps down to the engine room at a lower level and with maximum overall dimensions of 8.97 metres wide by 10.3 metres and approximate eaves height of 5 metres. A floor and site plan provide further detail.

Windows incorporated in the building provide views down the Fodderfen drain and over the adjoining fenland area generally.

Easements, Wayleaves, Rights of Way and Services

The property is sold subject to any existing rights of way, public or private, rights of support, light, drainage, water, electricity supplies and any other rights and obligations or other easements or wayleaves whether or not otherwise detailed or recorded.

There are electricity and telephone services currently connected to the land. A water main is understood to pass along the adjoining droveway but prospective purchasers are advised to make their own enquiries about the location and adequacy of services.



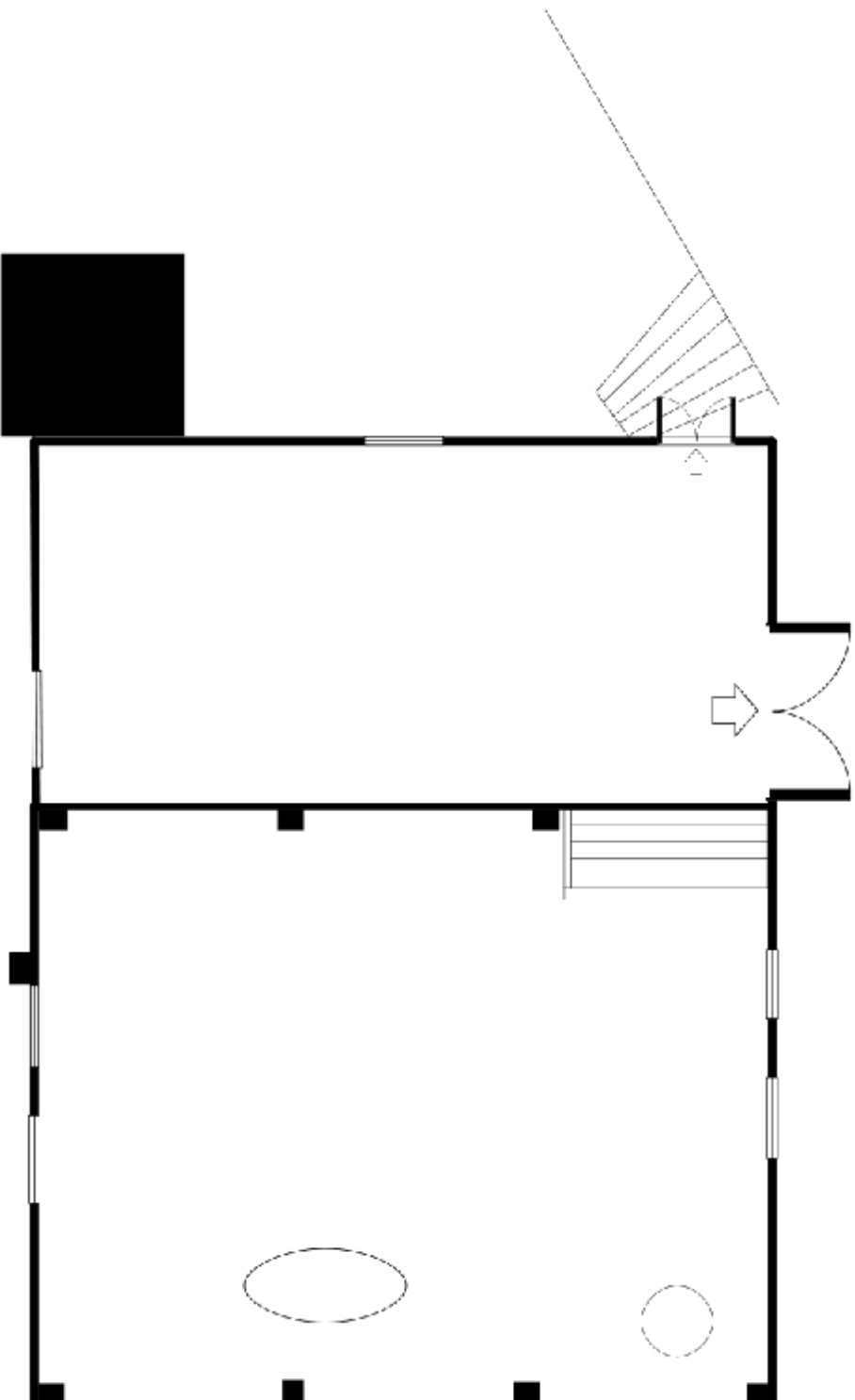
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2. These particulars do not constitute part of an offer or contract and neither SB Surveyors nor the vendor give or make any warranty or representation of any kind in respect of this property. Whilst care has been taken to prepare these particulars taking into account information available at the time, they should not be relied on as statements of fact.
3. Areas, measurements or distances are given as a guide only and purchasers should not rely on the accuracy of these as no survey has been undertaken and no appliances or fittings tested. References to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon.
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7. Should any disputes arise as to the boundaries or any points concerning the particulars, schedules, plans or any aspect of the information provided, the question will be referred to an arbitrator to be appointed by the vendor's agent.
8. For further information please contact Chris Storey at Sudbury Tel 01787 311140



THIS STONE
IS PLACED BY THE COMMISSIONERS
OF THE
MILDENHALL FEN DISTRICT
AS A
MEMORIAL
OF THE LONG AND FAITHFUL SERVICE OF
JOSEPH FLATT
WHO HAD CHARGE OF THIS ENGINE FROM THE
DATE OF ITS ERECTION IN 1844
TO
THE DAY OF HIS DEATH ON APRIL 21 1900

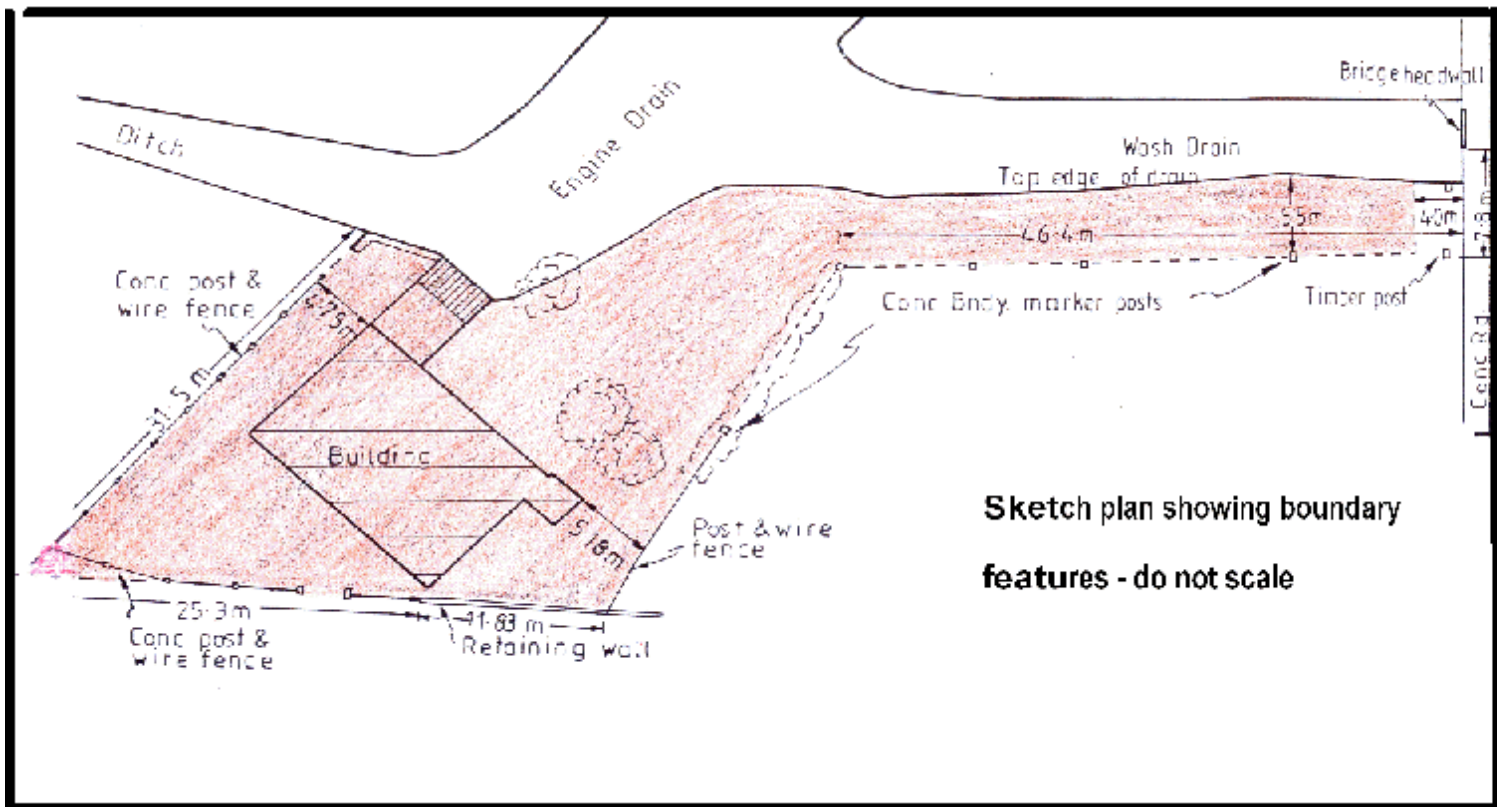
FODDER FEN PUMPING STATION



NOTE: - Whilst care has been taken to check measurements on site and illustrate these within the floorplan, the floorplan is included as a general indication of the layout of the property only and is only intended to assist familiarisation. No reliance should be placed upon this and reference should be made to room measurements detailed within the particulars.



Fodder Fen Pumping Station



Sketch plan showing boundary features - do not scale