



## Farm Land: Halstead

**Guide Price**  
**£335,000**

### RAYLEIGH OFFICE

For further information or to arrange  
to view this property please call

**01268 783377**

For Sale approximately 43.8 acres of land with a closing date of 2nd June 2017.

### DETAILS

A total of approximately 43.8 acres which is registered as eligible by the Rural Payments Agency. The land benefits from under drainage and is currently planted with combinable crops. Access is directly available from Nuttys Lane and Burtons Green Road. Some of the external boundaries benefit from hedges, ditches and fences.

### LOCATION

The land is situated in the Parish of Greenstead Green & Halstead Rural Parish Council and approximately 1.9 miles from the centre of Halstead (as the crow flies)

### BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency on the Rural Land Registry. Basic Payment entitlements are included within the sale.

## **SERVICES**

We are informed that there are no services connected to the property.

## **BOUNDARIES, PLACES AND AREAS**

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 areas and any mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

## **OVERAGE -**

The Property will be sold subject to overage. The term of the overage will be 30 years. The Vendor will reserve 25% of any uplift resulting from implementable planning for uses other than horticulture, equestrian, forestry and agriculture. Base value for calculating the uplift will be the value at the date of establishing the overage but in a no scheme world. In the event that the land is not sold but valued following implementation uplift to recognise shared value to neighbouring property that could be realised by the Purchaser. The overage will allow for multiple events however in that situation any overage already paid will be deducted. The Purchaser will be entitled to deduct reasonably attributable planning costs and other professional fees associated with obtaining the implementable planning consent prior to applying the percentage. The overage will be triggered by implementable planning consent but payable on implementation or sale. In the event of dispute then the matter will be submitted to an independent expert. If the parties fail to identify such an expert then either may apply to the President of the RICS.

## **CRICKET BAT WILLOWS**

The entitlement in relation to growing crop willows will be transferred to the purchaser.

## **TENURE**

The property is offered freehold and vacant.

## **TOWN & COUNTRY PLANNING**

Prospective purchasers should make their own inquiries with Braintree District Council on 01376 552525

## **GUIDE PRICE**

43.8 acres offers in excess of Â£335,000

## **SALE METHOD**

The land will be sold by private treaty with a closing date of 2nd June 2017. Offers should be submitted using attached form. Please see instructions.

## LEGAL

### NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### COVENANTS, RIGHTS OF WAY AND EASEMENTS

The property has two public footpaths traversing the land as indicated in blue on the attached plan. The property is sold subject to or with the benefit of all covenants, wayleaves, easements, quasi-easements or rights of way whether mentioned in these particulars or not.

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**Whirlledge  
&Nott**

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