



**Detached: Rawreth, Wickford**

**Offers in Excess of  
£1,300,000**

## RAYLEIGH OFFICE

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

**01268 783377**

Highlands Farm extends in total to 32.59 hectares (80.52 acres) and includes a three bedroom farmhouse with planning permission to extend, range of farm buildings including 21 stables, outdoor manure and grassland that has frontage on to the River Crouch.

## DETAILS

Highlands Farm will appeal to the buyer who sees the potential offered by its assets and location. In a built area of Essex close to the A130 trunk road the farm has an extensive range of buildings some of which are currently let out for equestrian purposes. In total the farm extends to approximately 32.59 hectares (80.52 acres) and comprises:

### THE PROPERTY

Highlands farmhouse is a detached brick dwelling that was constructed approximately 15 years ago. In order to enhance the house as a family home the current owners have carried out considerable improvements to it. In 2011 planning permission was obtained to extend the dwelling to create a large open plan kitchen and living area on the ground floor and increased bedroom sizes and facilities on the first floor.

The accommodation comprises:

A covered porch to the front door leads to the entrance hall with a slate floor with electric under-floor heating.

On the ground floor there is:

Kitchen/breakfast room with tiled floor, fitted oak front units, range cooker and fittings for dishwasher and washing machine. A back door leads into the garden.

The two reception rooms include a lounge with brick fireplace containing a wood burner.

Utility room – this has recently been refurbished to include fitted units, a single bowl stainless sink, plumbing for washing machine, slate tile floors and walls with electric under-floor heating. Stable door to the garden.

Leading from the utility is a downstairs toilet which again has electric under-floor heating.

On the first floor a good sized landing includes a cupboard with hot water cylinder.

Master bedroom with fitted cupboards to one wall.

Bedroom 2 with an en-suite shower room and wc that has porcelain tiles to walls and floor with under-floor heating.

Bedroom 3 with walk-in shower and wash hand basin.

Family bathroom. This includes a walk-in shower. The entire bathroom has been refurbished and has porcelain wall and floor tiles with under-floor heating.

Outside the house is a large gravel driveway and parking area. The owners have recently installed a slate patio that sits on the west side of the property. To the north and east is a large garden mainly laid to lawn and separated from the farm land by post and rail fencing. Privacy of the house is maintained by close-boarded fencing separating it from the farm buildings and main drive.

## **FARM BUILDINGS**

An extensive range that is mainly set round two concrete yards and includes;

Workshop and tea/tack room 18.4m x 6.1m. A four-bay concrete portal

framed building with part block walls, external weatherboard cladding and a corrugated asbestos roof. One bay has been converted to create a tack room and tea room a further bay is a workshop with the remaining two bays being used as storage, access to which is through a roller shutter door.

Farm Office (5.0m x 2.5m) of timber construction and cladding.

The first yard comprises:

Stables – an L shape range comprising two stable blocks (20.3m x 3.8m and 25.2m x 3.6m). The buildings are of timber frame construction with weatherboard cladding. There are in total 12 stables and two tack rooms. All of the stables have concrete floors.

The second yard includes the following:

Stables (14.7m x 5.2m) – a timber framed building believed to be in excess of 300 years old comprising a block of four stables and tack room.

Stable blocks 3 and 4 (3.8m x 7.2m and 3.8m x 11.2m). Two further timber frame and weatherboard clad blocks providing a further 5 stables.

Hay Barn 1 (20.3m x 9.4m) – an open-fronted four bay pole barn with concrete floor and corrugated iron roof.

Hay Barn 2 (31.0m x 6.7m) – a five bay open-fronted modern steel frame barn with a concrete floor and profile sheet steel cladding and roof.

Pole Barn – 14.5m x 7.1m. Open-fronted four bay pole barn with a corrugated iron roof.

Manège – 40.0m x 20.0m. An all-weather floodlit manège with sand and chopped tyre surface.

A CCTV system has been installed to cover the entrance and buildings.

## **FARM LAND**

The farm land mainly lies to the north and west of the buildings. It is all laid to grass. Immediately to the west of the buildings 4.79 hectares (11.83 acres) has recently been re-fenced to provide grazing pasture for the horses at livery. There are further fenced paddocks to the south of the farm buildings. The remainder of the land is unfenced but for the most part has mature hedgerows. To the north is frontage onto the River Crouch.

The land is under-drained. Drainage plans are available for inspection on request.

## **TENURE**

The farm is offered for sale with vacant possession on completion save for the liveries. The liveries are all on DIY. There are no written agreements.

The buildings comprising the Office, Workshop and tea\tackroom are on land to which there is not full title however it is intended these will be sold with a possessory title.

## **TOWN & COUNTRY PLANNING**

The local planning authority is Rochford District Council.

The farmhouse is subject to an agricultural occupancy restriction.

The original planning permission for the construction of the house included a two bay garage that has not been built.

Planning permission was obtained in 2011 to extend the house. The footings have been installed and it is therefore believed a material start has been made.

Planning permission was obtained in 2012 for the erection of two farm buildings. The modern hay barn is one of those buildings. It is believed a material start has been made and therefore permission is extent for the second building that extends to 168m<sup>2</sup> (1,800 sq ft).

Further details are available from the vendor's agent on request.

## **BPS**

The farm is registered for the Basic Payment Scheme.

The vendors own sufficient Basic Payment Entitlements to claim on all of the registered land. On completion the entitlements will be transferred to the purchaser at the purchaser's risk.

## **SERVICES**

Oil fired central heating, mains water and electricity. Private septic tank drainage.

## **TENANTED LAND**

It will be noted from the plan in the particulars that there are two areas of land which are not owned which fall within the boundaries of the farm. The ownership of this land is held by a third party and rented by the vendors on an unwritten informal arrangement. Further information is available from the vendors agents on request.

Please contact Tim Cooper for further information on 07769 308295.

## **LEGAL**

### **METHOD OF SALE**

The property is offered for sale by private treaty.

### **OVERAGE**

The land is sold subject to a 25 year overage retaining to the vendor 30% of any uplift in value arising from any planning permissions for development. Commercial use of the farm buildings shall be excluded from the overage.

### **SPORTING, MINERALS AND TIMBER**

These are included so far as they are owned.

### **RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY**

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. Your attention is drawn to:

The owners of the adjoining land have a right of way over part of Highlands Farm to access their property.

There is a public footpath that crosses the northern end of the farm. The adopted highway extends to the farm buildings.

Further details are available from the vendor's agents on request.

### **ECOLOGICAL DESIGNATIONS**

The river wall is a Site of Special Scientific Interest.

### **SEA WALL**

The Environment Agency have been undertaking substantial repairs to the river walls locally and it is understood repairs are proposed to the river walls forming part of this property. This may include removing and utilising clay from an area on the farm.

### **VAT**

Any guide prices quoted or discussed are exclusive of VAT. In the event of the sale of the property or any part of it, or any rights attached to becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition.

### **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 Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

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