

Farm: Halstead

**Guide Price
£7,400,000**

RAYLEIGH OFFICE

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

01268 783377

A good quality arable farm set in the attractive countryside of North Essex. In all approximately 287.19 hectares (709.60 acres). For sale as a whole or in up to 8 lots.

DETAILS

Barr Hall has been in the same family ownership since the early 1960's. Over the years further land has been added creating a good quality cereal growing farm. This has been regularly recognised in local and regional farm competitions including the Essex County Farms and South Suffolk Crop competitions.

Set in a rural backdrop of the rolling countryside of north Essex the farm has at its centre the principal farmyard. Barr Hall forms part of this and is a timber frame Grade II listed farmhouse. Adjacent are a useful range of modern farm buildings that include approximately 1,200 tonnes of grain storage. Drying facilities are provided by a separate grain store with a capacity of approximately 600 tonnes located about a mile from Barr Hall.

There are four further dwellings situated near Barr Hall: two detached 3

bedroom houses and; a pair of 2 bedroom semi-detached cottages that are in need of extensive renovation.

All of the farmland has been used to produce combinable crops and lies within 2 miles of the main farmyard. The majority would form a single block save for it being divided by local roads. There is one off-lying block of 20.18 ha that is situated close to Sible Hedingham.

LOCATION

Barr Hall Farm is located to the west of Sible Hedingham, a large village with some local shops. There is a wider range at Halstead and more extensive shopping facilities at Sudbury and Colchester.

Access to the trunk road network is either by the A120 dual carriageway at Braintree (10 miles), the A12 at Colchester (20 miles) or the A14 at Bury St Edmunds (25 miles). There is a mainline railway station at Colchester with branch lines at Braintree and Sudbury.

FARMLAND

The farmland is detailed on the MAFF (now DEFRA) Land Classification Plan as being grade 2. The Soil Survey of England and Wales describes the soil as mainly being of the Hanslope and Ashley series. Whilst being a good quality cereal farm the land has not been over-exploited and therefore retains hedgerows and copses that all help to create an attractive landscape. The majority of the fields are of a size suitable for modern farming techniques and there is a good access to most fields either by hard surface farm tracks or the local road network. Much of the land has been under-drained. Further details regarding the cropping and drainage are available from the vendors agents on request.

LOT 1 - BARR HALL FARMHOUSE, FARM BUILDINGS AND LAND, 4.64 HA, (11.46 ACRES)

Barr Hall

A timber frame farmhouse that is believed dates back to the 17th Century or earlier. It is Grade II listed and has a single storey extension that was constructed by the present owners. From the central hallway there is access to the three principal reception rooms, all which are a good size and two of which benefit from open fireplaces. There are exposed timber beams to the lounge and stripped pine doors to all the rooms. The kitchen has fitted oak front units, Neff hob and over, a two oven electric AGA, and breakfast area. Beyond the kitchen is the farm office with views over the farmyard. On the first floor there are four good sized bedrooms and two large bathrooms. A further room has been used for storage but could be converted to add a fifth bedroom. With some updating the house has ample space to provide a modern family living space.

The Hall was re-roofed in 2001 and has recently undergone and overhaul of electricity supply.

To the front and side of the house is the garden, which is mainly laid to lawn and includes mature flower beds and shrubs. At the rear of the house is a covered patio. To the side are garages and a carport (see below).

Farm Buildings

The modern farm buildings are set back and separated from the house by a large concrete yard.

To the south of the house is a small range of buildings that are partly used for domestic purposes.

Cart Lodge - 4.9m x 8.7m + 11.2m x 4.2m.

A traditional timber frame barn that is weatherboard clad under a pantile roof. The barn is part open-fronted and has a mixture of a concrete and brick floor.

Carport/Garage - 30.0m x 6.6m.

Part open-fronted constructed of brick with concrete piers to form six bays with two garages to one end.

Beyond this are the main farm buildings:

Grain store 1 - 22.9m x 15.2m.

Concrete portal frame construction with concrete block walls, corrugated asbestos sheet cladding and roof. This building has a concrete floor with low volume aeration ducts.

Grain store 2 - 27.6m x 15.3m.

Concrete portal frame construction with concrete block walls, corrugated asbestos sheet cladding and roof. This building has a concrete floor and part of the side wall is in need of repair.

Machinery Barn - 23.0m x 9.1m.

Situated between the two grain stores and constructed of a concrete frame with a corrugated asbestos sheet roof. The building has a concrete floor and is open-fronted.

Machinery Store - 27.6m x 9.1m.

A lean-to on grain store 2. Concrete portal frame with concrete block walls to side and rear, asbestos sheet cladding and a fibre cement sheet roof.

Workshop - 7.0m x 4.7m + 7.6m x 6.3m.

Rendered brick and block, in part traditional timbers with corrugated iron roof and concrete floor. Access is via a roller shutter door.

Redundant dryer - 11.1m x 12.0m.

Concrete portal frame with block walls, corrugated asbestos sheet cladding and roof. The building houses 9,000 litre diesel tank. To one side of the building are 8 x 40 tonne galvanised Crittal grain bins.

Livestock buildings

To one side of the modern farm buildings are some former livestock buildings that are currently used for general storage including the chemical store for the farm. These are all of a similar construction being of brick with steel truss frame roof covered with corrugated asbestos sheeting. The buildings have concrete floors and comprise:

- Calf shed - 18.3m x 9.6m.

- Cow shed - 39.5m x 10.8m + 23.0m x 6.8m.

- Bull pen - 5.0m x 9.8m.

Adjacent to the garage is a petrol pump with underground tank.

Adjoining the buildings are further areas of grass and a former tennis court that is used for general storage.

LOT 2 - EASTER COTTAGE, 0.16 HA, (0.39 ACRES)

Easter Cottages is believed to have been constructed in the late 1940s and is currently occupied by the farm manager and his family on a secure tenancy (see general remarks and stipulations for further details). The house is a practical family home with two reception rooms on the ground floor both of which have open fireplaces with wood burners. Both rooms have doors to the galley kitchen that has fitted units, tiled splash back and floor. Beyond the kitchen is a utility room with fittings for washing machine and dryer, a store room and a toilet. On the first floor there are three bedrooms and a bathroom. The house has views over the farm and has a large garden that surrounds the property. The cottage has recently been fitted with double glazed windows.

LOT 3 - EASTVIEW COTTAGE, 0.13 HA, (0.32 ACRES)

Eastview Cottage is of similar construction and layout to Easter Cottage and is occupied by a retired farm employee on a secure tenancy (see general remarks and stipulations for further details). The tenant has carried out a number of improvements some of which have been part funded by the landlord and included extensive use of laminate flooring, the wood burner in the sitting room and the oak fronted kitchen units. To the rear of the property access from the back door leads to a garden room and again the house is surrounded by a good sized garden to both front and rear. The cottage has recently been fitted with double glazed windows.

LOT 4 - 1 AND 2 BARR HALL COTTAGES, 0.30 HA, (0.72 ACRES)

Located to the south of Barr Hall a semi-detached pair that have the potential for either extensive renovation or redevelopment, subject to the appropriate planning permission. The dwellings are timber frame with weatherboard cladding and cement tile roof. Both properties² have small lean-to's on the rear. Each of the cottages have similar layouts. On the ground floor there is a sitting room with an open fireplace and a kitchen and, on the first floor two bedrooms and a bathroom. The tenant in number 1 has fitted a new kitchen which has been part-funded by the landlord. Both cottages have parking areas and garden to the side and further land has been added at the rear providing additional space. This pair of cottages are currently let on Assured Shorthold Tenancies.

LOT 5 - LAND TO THE WEST OF BARR HALL, 123.22 HA, (304.47 ACRES)

A productive block of arable land situated to the west of Barr Hall. There is good access to all fields from either the public highway or good quality hard surface track.

LOT 6 - LAND TO THE EAST OF BARR HALL, 94.48 HA, (233.46 ACRES)

Land providing two blocks of arable with small woodland corpse. Access is from the public highway and the southern parcel includes a central track constructed of road planings that runs from the boundary with Blois Hall south to the public highway. At the northern end access to this track is over grassland that is in third party ownership (see general remarks and stipulations for further details).

This lot includes:

Blois Hall grain store - 18.1m x 20.9m.

The grain store has a large concrete apron and is a steel portal frame building with galvanised grain walling, corrugated asbestos cladding and roof. There is a concrete drying floor central duct and external fan house. The store is used for drying grain on the farm with a gas fired heater.

LOT 7 - LAND AT KENTISH AND LEWSEYS FARM, 44.08 HA,

(108.91 ACRES)

Situated at the northern end of the farm and comprising four principle fields all of which can be accessed from the highway. The western parcel includes a central concrete farm track.

LOT 8 - LAND AT WASHLANDS, 20.18 HA, (49.87 ACRES)

Lying to the north west of Sible Hedingham about 2 miles from Barr Hall a block of arable land comprising four fields. The land is situated between two minor roads and has access onto both.

GENERAL REMARKS AND STIPULATIONS METHOD OF SALE

Barr Hall is being offered for sale by private treaty as a whole or in lots.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession except for the occupancies of the cottages as detailed in these particulars.

- Easter Cottages - occupied by a current employee with an Assured Agricultural Occupancy under the Housing Act 1988 giving security of tenure. There is no written tenancy agreement and the tenant does not pay rent.

- Eastview Cottage - occupied by a former employee with a tenancy under The Rent (Agriculture) Act 1976 which again gives security of tenure. There is not written tenancy agreement and the tenant does not pay rent.

- 1 and 2 Barr Hall Cottages - these are both let on Assured Shorthold Tenancies.

Further details with respect to these tenancies are available from the vendors agents on request.

INGOING VALUATION

The purchaser will pay for all crops and cultivations at a figure to be assessed by the vendors agent, which may include a figure for enhancement.

EARLY ENTRY AND HOLDOVER

Early entry may be taken following exchange of contracts and the payment of an additional 10% deposit.

The vendor reserved the right of holdover to store crops and machinery in the farm buildings for a period up to 31st December 2017.

The vendor reserves the right of holdover for the purposes of holding a farm machinery sale.

The vendor reserves the shooting rights until the end of the 2017/18 shooting season.

BPS

The farm has been registered for the Basic Payment Scheme.

An appropriate number of Basic Payment Scheme entitlements shall be transferred to the purchaser(s) following completion. The vendor have claimed and shall retain the 2017 Basic Payment. The purchaser shall indemnify the vendor in respect of cross-compliance for the 2017 Basic Payment Scheme year.

SERVICES

The farm has a private borehole supplying water to all of the dwellings and the farm buildings at Barr Hall. The supply is regularly tested and the supply pipes have recently been replaced. The farm tenants are not charged for any water used.

Barr Hall Farmhouse - Mains electricity as a sub-supply from the farm buildings. Private drainage. Some rooms have the benefit of night storage heaters.

Farm Buildings - Single and 3-phase electricity.

Easter and Eastview Cottages - Mains electricity, a shared private drainage system. Easter Cottage has the benefit of oil-fired central heating. Eastview Cottage has night storage heaters installed by the tenant.

1 and 2 Barr Hall Cottages - Have shared private drainage and mains electricity.

Bois Hall Grain Store - Single and 3-phase electricity

FIXTURES AND FITTINGS

Unless otherwise described all fixtures and fittings are excluded from the sale.

SPORTING, MINERAL RIGHTS AND TIMBER

The sporting, mineral rights and timber are included in the sale insofar as they are owned.

TUPE

The farm manager may have TUPE rights.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to any easements, quasi-easements, wayleaves or rights of way whether mentioned in these particulars or not. Your attention

is drawn to the following:

-The owner of the adjoining land has the benefit of a right of way over the track that forms part of Lot 7. There is a reciprocal right of way over the track that runs north through the adjoining farmland.

- One of the accesses routes to Lot 6 is through land that forms part of the ownership to Blois Hall. This is not the formal right of way as detailed in the title documents.

-There are wayleaves in respect of overhead electricity lines that affect the property.

-There are various public rights of way that affect the property.

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

OVERAGE COVENANT

Lot 8 is to be sold subject to an overage covenant reserving 25% of any uplift in value arising out of a planning for development achieved within 30 years of the completion of the sale.

COUNCIL TAX

Barr Hall Farmhouse - Band F

Easter Cottage - Band C

Eastview Cottage - Band C

1 and 2 Barr Hall Cottages - Band B

POSTCODE

CO9 3LR

EPC

Easter Cottage - F

Eastview Cottage - F

1 Barr Hall Cottages - F

2 Barr Hall Cottages - G

LOCAL AUTHORITY

Braintree District Council. T: 01376 552525. E: csc@Braintree.gov.uk. W: www.braintree.gov.uk.

LEGAL

VAT

The sale price of the property is exclusive of VAT.

HEALTH AND SAFETY

Given the potential hazards of a working farm all viewings must be accompanied. Viewings strictly by appointment with Whirledge & Nott - 01268 783377 or 07769 308295.

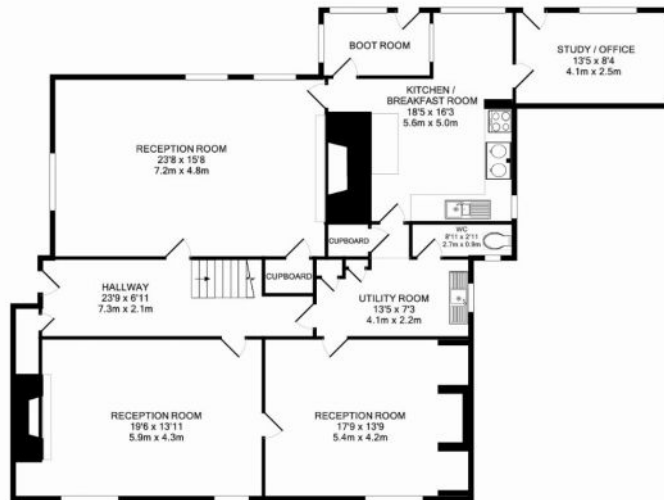
NOTICE

Whirledge & 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. Whirledge & 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.

Total Floor Area: 2,957 SQ.FT (274.7 SQ.M) Approx.
Ground Floor: 1,637 SQ.FT (152.1 SQ.M) Approx.
First Floor: 1,320 SQ.FT (122.6 SQ.M) Approx.



This floor plan shows a 1000 sq ft house with three bedrooms and two bathrooms. The layout includes a central hallway connecting the rooms. The top section features a bedroom (14'7" x 10'5", 4.4m x 3.2m), a bathroom (10'10" x 8'6", 3.3m x 2.6m), a store room (15'4" x 9'5", 4.7m x 2.9m), and a wardrobe. The bottom section features a bedroom (13'11" x 8'11", 4.2m x 2.7m), a bathroom (9'10" x 7'1", 3.0m x 2.5m), a bedroom (13'10" x 11'8", 4.2m x 3.6m), a box room (8'4" x 5'4", 2.6m x 1.6m), and a wardrobe. A landing area is located between the two bedrooms on the left. The plan also shows a kitchen area with a cupboard and eaves storage, and a bathroom with a bathtub and eaves storage.

Top Section:

- Bedroom: 14'7" x 10'5" (4.4m x 3.2m)
- Bathroom: 10'10" x 8'6" (3.3m x 2.6m)
- Store Room: 15'4" x 9'5" (4.7m x 2.9m)
- Wardrobe
- Hallway
- Cupboard
- Eaves Storage

Bottom Section:

- Bedroom: 13'11" x 8'11" (4.2m x 2.7m)
- Bathroom: 9'10" x 7'1" (3.0m x 2.5m)
- Bedroom: 13'10" x 11'8" (4.2m x 3.6m)
- Box Room: 8'4" x 5'4" (2.6m x 1.6m)
- Wardrobe
- Landing

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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