



## Farm Land: Sible Hedingham, Halstead

**Guide Price**  
**£2,000,000**

### RAYLEIGH OFFICE

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

**01268 783377**

Grain Store and arable land to the east of Barr Hall - 94.48 ha, (233.46 acres)

### DETAILS

The land forms part of Barr Hall Farm which extends in total to approximately 710 acres and is being offered for sale as a whole or in up to eight lots.

### 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.

The land is divided into two blocks of arable with small woodland copse. 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).

The land 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 land it 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.

### **GRAINSTORE**

Measuring 18.1m x 20.9m the grain store is located on the northern parcel of land opposite Blois Hall. The 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 with gas fired heater.

### **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.

### **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 grain store for a period up to 31st December 2017.

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

shooting season.

### **BPS**

The land 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**

Blois Hall Grain Store - Single and 3-phase electricity

### **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:

- One of the accesses routes to the property 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.

### **POSTCODE**

CO9 3LR

### **LOCAL AUTHORITY**

Braintree District Council. T: 01376 552525. E: [csc@Braintree.gov.uk](mailto:csc@Braintree.gov.uk). W: [www.braintree.gov.uk](http://www.braintree.gov.uk).

Essex County Council. T: 0345 743 0430. E: [contact@essex.gov.uk](mailto:contact@essex.gov.uk). W: [www.essex.gov.uk](http://www.essex.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.

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&Nott**

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