



Farm Land: Halstead

**Guide Price
£875,000**

RAYLEIGH OFFICE

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

01268 783377

Land at Kentish and Lewseys Farm - 44.08 ha, (108.91 acres).

DETAILS

The land at Kentish and Lewseys Farm forms part of Barr Hall Farm that totals 710 acres and is being offered for sale as a whole or in up to eight lots.

LOCATION

The land 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 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 good quality cereal growing 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 a hard surface farm track or from 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.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Barr Hall Farm of which this forms part 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 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.

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.

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

-There is a public right of way that affects 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. W: www.briantree.gov.uk.

Essex County Clouncil. T: 0345 743 0430. E: contact@essex.gov.uk. W: 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.

**Whirledge
&Nott**

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