



Farm Land: Halstead

Guide Price
£400,000

RAYLEIGH OFFICE

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

01268 783377

An undulating parcel of arable land at at Washlands Farm - 20.18 ha,
(49.87 acres).

DETAILS

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

LOCATION

The land is located close to and on the north west side 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 land is situated between two minor roads and has access onto both. It forms a single block divided into four fields, all used for the production of combinable crops.

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 forms an attractive block of undulating land. The majority is contained in one field that is of a size suitable for modern farming techniques. There is good access to the fields from the public highway. 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 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:

-There is a public rights of way that affects 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.

POSTCODE

CO9 3LR

LOCAL AUTHORITY

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

Essex County Council. 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 Whirlledge & Nott - 01268 783377 or 07769 308295.

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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