



Land: Norton Heath

**Guide Price
£3,000,000**

CHELMSFORD OFFICE

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

01245 231123

**BEST OFFERS INVITED - DEADLINE 12 NOON, WEDNESDAY,
2ND MAY 2018**

A rare opportunity to acquire a large tract of Grade 2 agricultural land located in the heart of Essex. This single block of land extends to approximately 125.7 hectares (310.6 acres) and includes a former World War 2 Willingale Airfield hangar (providing grain and machinery storage) with potential for conversion (subject to planning).

DETAILS

**BEST OFFERS INVITED - DEADLINE 12 NOON, WEDNESDAY,
2ND MAY 2018**

In light of the interest shown we are instructed to invite written offers to be received no later than 12 noon, Wednesday, 2nd May 2018, in accordance with the Best Offer Procedure attached.

LOCATION

The land at Dodds Farm is located between the villages of Norton Heath, Willingale and Fyfield, lying midway between Chipping Ongar and Chelmsford, approximately 1Km north of the A414.

The property has road frontage to Norton Lane and access via Willingale Road.

FARMLAND

For the purposes of the Basic Payment Scheme, the land is divided into four arable blocks with a number of smaller areas of woodland, tracks and verges.

Internally the land has access over concrete and grass tracks formerly part of the World War 2 Willingale airfield.

There are a number of smaller concrete hard standing areas.

The land is classified 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 Series. This chalky till is described as being ideal for winter cereals and other arable crops.

The main fields are level, wide and open; well suited to modern farming techniques.

The land is extensively under drained.

Further details regarding the recent cropping and drainage are available from the vendor's agent on request.

FORMER BLISTER HANGAR (GRAIN AND MACHINERY STORE)

To the northern boundary of the land lies a former World War 2 hangar, which has been utilised for many years for grain and general farm storage.

This extends to approximately 683 square meters (7,352 square feet) with concrete floor, metal truss roof and corrugated asbestos roofing.

It is considered that the property may hold development potential, through permitted development rights or through a full planning application for conversion to residential or other uses.

OVERAGE

In the event that the grain store/blister hangar (shaded green on the plan) is converted to a dwelling any time within the next 20 years, the Vendor will be

entitled to receive a payment of £50,000 per unit from the Purchaser, this figure to be increased in accordance with the Consumer Price Index from the date of the sale to the time of the payment.

In the event that any of the remaining land is developed for residential or commercial uses, at any time within the next 20 years, the Vendor will be entitled to receive 15% of any increase in value arising.

METHOD OF SALE

Land is being offered for sale by private treaty as a whole.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession (available after harvest 2018).

INGOING VALUATION

It is envisaged that the land will be available to the Purchaser for Autumn cultivations. In the event of early entry being taken the Purchaser will pay for all crops and cultivation's at a figure to be assessed by the vendor's agent, (based on CAAV costings) which may include a figure for enhancement.

BASIC PAYMENT SCHEME

The eligible arable area totals approximately 119.33 ha (294.8 acres).

The vendor will claim the 2018 Basic Payment.

The land has been registered for the Basic Payment Scheme. An appropriate number of Basic Payment Scheme entitlements shall be transferred to the purchaser following completion at market value plus VAT (estimated £150-200 each).

The purchaser shall indemnify the vendor in respect of any cross compliance for the 2018 basic Payment Scheme year.

SERVICES

No services are connected to the land. Prospective purchasers must satisfy themselves as to the availability and suitability of any utilities or services.

TOWN PLANNING

The property lies within the Metropolitan Green Belt.

The local planning authority is Epping Forest District Council (Tel: 01992 564000).

Prospective Purchasers must satisfy themselves as to the current Town Planning status and the suitability of the property for their intended use.

A response to a pre-planning application query in regard the Blister Hangar is attached.

Essex County Council 0345 7430430.

POSTCODE

The postcode of the property is CM4 0LN.

LEGAL

SPORTING, MINERAL RIGHTS AND TIMBER

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

The Vendor grants consent for informal rough shooting across the land, this arrangement can be terminated upon completion.

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, however, drawn to the following:

A right of way exists across adjoining land on Norton Lane, shaded red on the attached plan.

There are various other public and private rights of way that affect the property.

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

TUPE

The current freehold owner is retiring. There are no farm employees and there should be no TUPE rights.

VAT

The sale price of the property is exclusive of VAT.

The sale of Basic Payment Scheme entitlements will incur a VAT charge.

HEALTH AND SAFETY

Given the potential hazards of a working farm, all viewings must be accompanied. Viewings strictly by appointment with Whirledge & Nott.

Photographs taken March 2018.

