



## Farm Land: Nazeing

**Guide Price**  
**£600,000**

### CHELMSFORD OFFICE

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

**01245 231123**

A single block of arable land with commanding views over the surrounding countryside, extending to approximately 26.9 hectares (66.6 acres) located adjacent to and accessed via Waltham Road, opposite Laundry Lane in Nazeing, Waltham Abbey.

The land has been used for arable combinable cropping with potential for alternative agricultural, horticultural or equestrian uses. The land is large enough to retain permitted agricultural development rights.

### DETAILS

#### LOCATION

The land is situated within the Metropolitan Green Belt between the villages of Bumble's Green and Holyfield with Waltham Abbey located 4 miles to the South and Harlow 6 miles to the North East. The land has frontage and access to Waltham Road.

The nearest postcode is EN9 2LU.

#### DESCRIPTION

The land is shown on the MAFF (now DEFRA) land classification as being Grade 3 (good to moderate).

The land has been used by the current owner for growing combinable crops.

The field is bound on most sides by mature hedging or woodland.

The land is registered for the Basic Payment Scheme (see further details below).

The Vendor will retain ownership of the hedge which forms the north eastern boundary.

### **METHOD OF SALE**

The land at Waltham Road is being offered for sale by private treaty.

### **TENURE AND POSSESSION**

The property is being offered for sale freehold with vacant possession.

### **EXCHANGE AND COMPLETION**

Exchange of contract is to take place within 28 days of issue of draft contracts by the vendor's solicitor.

Completion to take place within 28 days of exchange, or earlier by agreement.

### **OVERAGE**

The Property is being sold subject to an overage agreement, whereby 20% of any uplift in value derived from planning permission within 20 years will be payable to the vendor for any uses allowing more than one dwelling. Non-agricultural uses and non-equestrian uses will be permitted on the land subject to obtaining the appropriate planning consents.

### **GROWING CROP**

Dependent on timings:

1. The Vendor will have the right to manage the growing crop through to harvest 2022.
2. The Purchaser may opt to buy the growing crop on completion at a figure to be assessed by the Vendor's agent, which may include a figure for enhancement.
3. The Purchaser may take early entry following exchange of contracts and the payment of an additional 10% deposit.

There is scope for the Vendor to continue to farm the land after completion subject to negotiation via the Vendor's agent.

## **SPORTING MINERAL RIGHTS AND TIMBER**

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

## **BASIC PAYMENT SCHEME**

The land is registered for the Basic Payment Scheme. An appropriate number of entitlements will be transferred on completion as part of the purchase price at a figure assessed by the Vendor's agent. VAT will be payable on the price of the entitlements.

The Purchaser will indemnify the Vendor against any claims or penalties arising from the use of their land after completion through to 31<sup>st</sup> December 2022.

## **VAT**

The sale price of the land is exclusive of VAT.

## **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.

## **TOWN & COUNTRY PLANNING / LOCAL AUTHORITY**

The local authority is Brentwood Borough Council.

The land is within the Metropolitan Green Belt.

Purchasers must satisfy themselves as to the suitability of the property for their proposed use(s).

## **HEALTH AND SAFETY**

Given the potential hazards of the working farm, all viewings must be by strict appointment with Whirlledge & Nott, 02145 231123

## **LEGAL**

### **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 Whirlledge & Nott nor the vendor accept any responsibility

for any damage, injury or accident during viewing.

### **VIEWINGS DURING COVID-19**

In accordance with Government Guidance, we are no longer conducting guided viewings. Please contact **Amy Randall** on **07918828851** for further information on viewing arrangements for this property during this period of uncertainty.

All members of the public wishing to view properties<sup>2</sup> must follow Government Guidance on social distancing whilst attending properties<sup>2</sup>.

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**Whirledge  
&Nott**

Land • Property • Development



Far Riddens Field, Opposite Laundry Lane, Nazeing, WALTHAM ABBEY, Essex, EN9 2LU

