



Farm Land: Brentwood

Guide Price
£1,075,000

RAYLEIGH OFFICE

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

01268 783377

An attractive property including farm buildings, arable and pastureland
in a popular part of Essex.

About 43.85 Ha (108.35 acres)

DETAILS

Wishfields Farm will appeal to a variety of buyers and for sale purposes has been sub-divided into lots. In the centre of the farm are the farm buildings that extend to approximately 800 sq.m of covered area. Surrounding the buildings is the principal area of arable land with the grassland lying to the south-west of this. To the west of Days Lane is a further small parcel of arable land.

LOCATION

The property is situated off Days Lane about 1.4 miles south of the village Doddinghurst and about 3 miles north of Brentwood.

DESCRIPTION

The majority of the land at Wishfields Farm forms a single block surrounding Wishfields Farmhouse and buildings. There is one off lying field to the west of Days Lane. The principal access to the land is from the Wishfields Lane which leads to the farm buildings. There is a further field gate at the northern end of Lot 2 providing access onto Days Lane.

The farm is being offered for sale in 4 Lots as described below:

Lot 1 - Farm Buildings 0.62 Ha (1.52 acres)

Guide Price Â£180,000

Lying to the south of Wishfields Lane are two former livestock buildings:

Cattle yard 1 (18.50m x 9.00m)

4 bay timber frame open-fronted barn with block walls and space boarding above on 3 sides. Corrugated asbestos roof and concrete floor.

General storage barn (32.20m x 20.00m)

7 bay concrete portal frame barn with lean-to. The Barn has a block and corrugated asbestos clad wall at one end and otherwise is open-sided. Corrugated asbestos roof and concrete floor.

Adjacent to the barns is a former dung midden constructed of sleeper walls and there is a further derelict timber framed building on site.

To the south of the farm buildings 0.32 Ha (0.78 acres) of arable land which forms part of a larger field. The purchaser of Lot 1 may be required to fence this land should Lot 1 be sold separately to Lot 2 - see stipulations and remarks below.

Lot 2 - Arable Land 28.94 Ha (71.51 acres)

Guide Price Â£625,000

Principally comprising a single large arable field. The land is gently undulating, has high hedgerows and includes mature trees and some woodland

The DEFRA (formerly MAFF) Land Classification Plan details the land as being Grade 3. The Soil Survey of England and Wales shows the soils to be of the Ragdale series being described as a chalky till which is typical of this area.

The land is under drained. Further details are available from the Vendor's agent.

Lot 3 - Grassland 9.70 Ha (23.95 acres)

Guide Price Â£170,000

This block of grassland is for the main part divided into smaller fields with mature hedgerows and trees. Access is from Wishfields Lane, the southern block is let out for horse grazing and has a water trough located close to the lane. To the north of the land is a separate grass field part of which is being retained for the benefit of Wishfields Cottages.

Lot 4 - Arable and grassland 4.59 Ha (11.32 acres)

Guide Price Â£100,000

Comprising in the main a single arable field. Part of the property is let on an informal basis. See remarks and stipulations below.

LEGAL **Method of Sale**

The land and buildings at Wishfields Farm are being offered for sale by private treaty.

Best offers are being invited for the whole or the Lots with a **closing date of noon Friday 11th February 2022**

Tenure and Possession

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

completion save for:

- The grassland to the south of Wishfields Lane is subject to an informal grazing agreement.
- The field numbered OS5607 which forms part of Lot 4 is subject to an informal unwritten tenancy which has been running for a number of years.

Further details are available from the vendor's agents on request.

Should Lot 1 be sold separately to Lot 2 then the purchaser of Lot 1 will be required to fence the boundary shown A-B-C on the plan with a minimum of a post and wire fence with rabbit netting.

An area of land adjacent to Wishfields Cottages is being retained and the vendor will erect a post and wire fencing along the boundary within 3 months of completion.

Exchange and Completion

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

Completion to take place within one month of exchange or earlier by agreement.

Overage

Lot 1 is being sold subject to an overage covenant in respect of development of the property for a residential use. The covenant will reserve 30% of any uplift in value arising out of planning permission for development within 25 years of the sale.

Ingoing Valuation

The purchaser will, in addition to the purchase price, pay on completion for all crops and cultivations at a figure to be assessed by the vendor's agent, which may include a figure for enhancement.

Early Entry

Early entry may be taken in respect of the arable land following exchange of contracts and on payment of an additional 10% deposit.

Sporting, Mineral Rights and Timber

Sporting, mineral rights and timber are included in the sale insofar as they are owned

Basic Payment Scheme

The land is registered with the Basic Payment Scheme. An appropriate number of entitlements will be transferred on completion as part of the purchase price, the figure to be assessed by the vendor's agents. VAT will be payable on the price of the entitlements.

VAT

Should the land or any right attached to it become a chargeable supply for VAT then such VAT shall be payable by the purchaser in addition to the purchase price, however the vendor does not envisage the VAT will be payable save for in respect of the Basic Payment Scheme entitlement.

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 Wishfields Farmhouse has a right of way over that part of Wishfields Lane as included in the sale of Lot 1.
- There are two footpaths that cross the property both of which affect Lot 2 and one which affects part of Lot 1.
- The property is subject to wayleaves in respect of electricity lines.
- A high-pressure gas mains crosses Lot 2.

Local Authority

Brentwood District Council

Health and Safety

Given the potential hazards of a working farm all viewings must be by appointment with Whirlledge & Nott. Tel. No. 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 assumptions should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott have not carried out any survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment. Viewing 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.

AGENT

Whirledge & Nott, The Black Barn, Lubards Farm, Hullbridge Road,
Rayleigh, Essex SS6 9QG

Telephone: 01268 783377 or 07769 308295