Whirledge & Nott

Land • Property • Development
















# Farm Land: Stansted

**Guide Price £460,000**

## RAYLEIGH OFFICE

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

01268 783377

**Lot 2 - 19.7 hectares (48.6 acres) of arable land located at Burton End, Stansted.**

**Closing date for offer Friday 11th March 2022**

## DETAILS

A parcel of predominantly arable land having potential for a variety of amenity or other rural uses;

**19.7 Ha (48.6 acres) - Guide Price £460,000**

Is split into two arable fields bound by residential gardens to the south and the M11 to the west. Both fields abut Turner's Spring Nature reserve in their northern dividing boundary. Access is taken from Bury Lodge Lane.

The land is described as Grade 2 and 3 on the Land Classification Plans and is currently cropped with Winter Wheat.

See our website for details on lot 1.

RICS®

## DIRECTIONS

The land is located to the north and south of Bury Lodge Lane, Burton End, Stansted.

From the M11 junction 8 exit towards Stansted Airport. Follow the signs to the Stansted Business Park. Go straight onto Bury Lodge Road at the turning for Stansted Business Park. The parcel of land will be on your left after approximately 1.2 miles.

## TENURE

The land is offered for sale Freehold. It is registered under title EX774554.

The land is currently let on a Farm Business Tenant (FBT). The FBT end date is 29th September 2024. The apportioned current passing rent is £5,832 per annum for lot 2.

## TOWN & COUNTRY PLANNING

The land is located in the Uttlesford District and is currently designated as a Countryside Protection Zone in their 2005 adopted plan.

## RESTRICTIVE COVENANTS, EASEMENTS AND ROW

The land is sold subject to all existing covenants, easements and rights of way.

A footpath traverses Lot 2 along the field boundary to the woodland and a bridleway along the north west boundar. A fuel pipeline also passes under the land at Lot 2.

## OVERAGE

The Property will be sold subject to overage. The term of the overage will be 40 years. The Vendor will reserve 25 % of any uplift resulting from implementable planning for uses other than horticulture, equestrian, forestry and agriculture. Base value for calculating the uplift will be the value at the date of establishing the overage but in a no scheme world. The overage will allow for multiple events however in that situation any overage already paid will be deducted. The Purchaser will be entitled to deduct reasonably attributable planning costs and other professional fees associated with obtaining the implementable planning consent prior to applying the percentage. The overage will be triggered by implementable planning consent but payable on implementation or sale.

## BPS

The BPS entitlements are claimed and owned by the farming tenant.

## SERVICES

The land is not connected to any services.

## BOUNDARIES, PLACES AND AREAS

The land is unfenced and the purchaser should make themselves aware of the boundaries of the property.

## LEGAL

### 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.

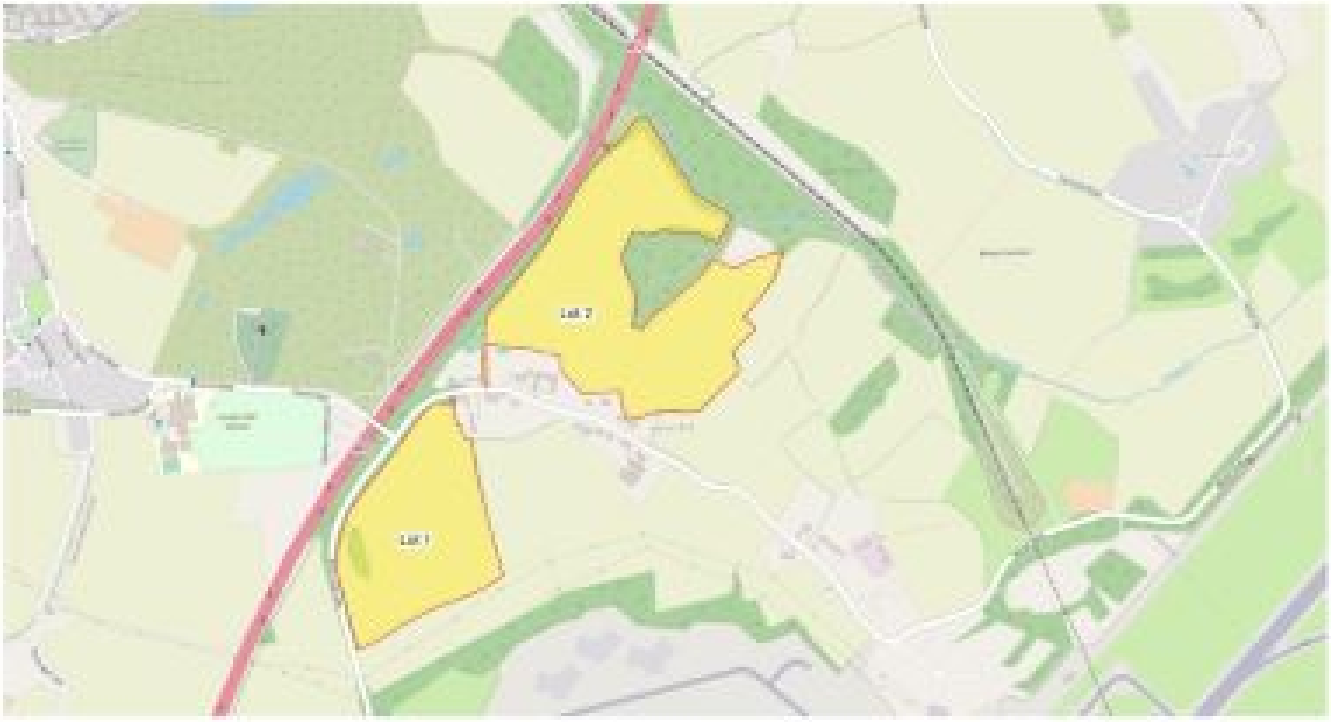
### VIEWING

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.

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The land app




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