Whirledge &Nott

Land • Property • Development











Farm Land: Beauchamp Roding

Guide Price £3,500,000

CHELMSFORD OFFICE

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

01245 231123

For Sale in three Lots by Informal Tender a block of productive, Grade 2 agricultural land and a range of farm buildings located in the heart of the Rodings Valley, extending in all to about 150 hectares (370 acres).

- **Lot 1: 139.62 Ha (345.02 Ac) - Guide Price £3,500,000**
- **Lot 2: 1.34 Ha / 3.33 Ac - Guide Price £500,000**
- **Lot 3: 9.43 Ha / 23.31 Ac - Guide Price £350,000**

INFORMAL TENDER DEADLINE 12 NOON, THURSDAY 28TH APRIL 2022.

RICS®

DETAILS

LOCATION

The property is situated approximately 6km North of Chipping Ongar, between the villages of Fyfield and Leaden Roding.

LOT 1 - GUIDE PRICE £3,500,000

An attractive block of productive Grade 2 arable farmland in the Hanslope soil series located in the Rodings valley approximately 139.62 Ha (345.02 acres), coloured pink on the Lotting Plan.

LOT 2 - GUIDE PRICE £500,000

A range of farm buildings coloured green on the Lotting Plan, extending in all to about 2,065.66 sqm / 22,234 sqft, utilised for farming purposes, with some let out for commercial uses in accordance with the attached schedule. The total plot is approximately 1.34 Ha (3.33 Ac).

LOT 3 - GUIDE PRICE £350,000

A parcel of Grade 2 arable farmland in close proximity to the hamlet of Birds Green, extending to approximately 9.43 Ha (23.31 Ac), coloured Blue on the Lotting Plan.

POSTCODE

CM5 0NT

METHOD OF SALE

The land and buildings at Butt Hatch and Hornets' Farm are being offered for sale by private treaty on a closed informal tender basis.

Best offers are being invited for the whole or in Lots with a closing date of 12 noon, Thursday 28th April 2022.

Details of the informal tender process can be downloaded or obtained from the selling agent.

LEGAL

TOWN PLANNING

The local planning authority is Epping Forest District Council.

The property is in the Metropolitan Green Belt.

Prospective purchasers must make their own inquiries as to the status of the land and availability of planning consent for their intended uses.

ACCESS

A right of access to a minimum width of 6 metres will be reserved for the benefit of the vendor for all purposes at all times over the track labelled A-B (on Lot 1).

A right of access to a minimum width of 6 metres will be reserved for the benefit of the Purchaser of Lot 1 for all purposes at all times over the track labelled X-Y (over Lot 2).

FENCING

The Purchaser of Lot 1 will be required to install a post and 3 wire fence on

the boundary C-D-E within 3 months of completion.

The Purchaser of Lot 2 will be required to install a post and 3 wire fence on the boundary H-I-X within 3 months of completion, unless agreed otherwise with the Vendor.

The Purchaser of Lot 3 will be required to install a post and 3 wire fence on the boundary F-G within 3 months of completion, unless agreed otherwise with the Vendor.

TENURE AND POSSESSION

The property is being offered for sale freehold with vacant possession on completion save for the occupation of the existing farm buildings by commercial occupiers. Further details of the commercial occupiers are available from the vendor's agents on request.

OVERAGE

The areas cross hatched purple (parcel 1967) and red (parcel 1902) within Lot 1 will be subject to an overage reserving 25% of any uplift in value arising in the next 25 years for any non-agricultural development.

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 a payment of an additional 10% deposit.

SPORTING MINERALS AND TIMBER

Sporting, minerals and timber are included in the sale as part 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 agent.

VAT

VAT will be payable on the price of the entitlements if any rights 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 that 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.

HEALTH AND SAFETY

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

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