



A LISTED FARMHOUSE WITH FARM BUILDINGS AND LAND

BROOK FARM
BRAINTREE ROAD, WETHERSFIELD, BRAINTREE, CM7 4BX



A GRADE II LISTED FARMHOUSE WITH A GOOD RANGE OF MODERN & TRADITIONAL FARM BUILDINGS AND LAND. AVAILABLE AS A WHOLE OR IN 6 LOTS

BROOK FARM
BRAINTREE ROAD, WETHERSFIELD,
BRAINTREE, CM7 4BX

5 bedrooms (1 with en suite shower room) ♦ 3 attic rooms
♦ reception hall ♦ drawing room ♦ dining room
♦ study/snug ♦ kitchen/breakfast room ♦ utility room
♦ ground floor cloakroom with shower ♦ 2 further first floor
bathrooms ♦ gardens ♦ paddock ♦ garage ♦ Essex Barn
♦ former brew house which has had planning permission for
conversion for holiday lettings ♦ extensive farm buildings
♦ pasture and Grade 3 arable land ♦ about 63.894 acres
(25.856 hectares)

Wethersfield village 0.2 miles, Finchingfield 2.5 miles,
Shalford 1.2 miles, Braintree 6.8 miles, A120 7.5 miles,
M11 (junction 8) 13.6 miles, Witham 15 miles (London Liverpool Street
from 43 mins), Chelmsford 19 miles (London Liverpool Street from 34 mins)

Situation

Wethersfield is a small village situated north of Braintree and south of Finchingfield. The village green lies at its heart and around it are grouped many listed buildings including the church of St Mary Magdalene, where the Reverend Patrick Brontë, father of the Brontë sisters, is generally supposed to have been a young curate in 1807. The village also includes the usual amenities including a post office/village shop and primary school noted "Good" by Ofsted, both within easy walking distance.

Wethersfield is within easy reach of Braintree, which has a good shopping centre including Sainsbury's and Tesco supermarkets, while for the commuter the stations at Witham and Kelvedon are on the main line into London Liverpool Street and there is access onto the M11 at junction 8 via the A120.



Description

Brook Farm is listed as being of architectural and historical interest Grade II and a quote from the listing states "C.1300, altered in C16 and C18. Timber framed, plastered, roofed with handmade red clay tiles... 5-window range of C18 sashes of 12 lights with some crown glass. 3 C18/C19 horizontally sliding sashes of 8 lights in gabled dormers. Central 6-panel door with shallow hood on profiled brackets." It was the birth place in 1741 of Captain Charles Clarke RN, who sailed as second-in-command with Captain Cook on his last two voyages around the world.

Accommodation

The accommodation is well proportioned and boasts many original period features including a medieval cambered main tie beam with spandrel struts and crown post in one of the bedrooms. A light and airy drawing room and a dining room, both with open fireplaces and deep sash windows with full length shutters, lead off from the large hall and a dog-leg stair with a large sash semi-circular picture window rises up from the hall to the first floor and beyond to the oldest part of the house (the east wing). Ground floor accommodation in the east wing includes a study/snug, cloakroom and ground floor shower room, a scullery and, at the far end, a 5.5m x 5.5m kitchen/breakfast room with brick floor, a large range of fitted units and space for a large table and chairs, a walk-in larder and a boiler room.

The first floor landing provides access through to the three principal bedrooms at the front of the house, all of which have floor-to-ceiling sash windows and one of which is en suite. The landing then continues on towards the rear of the house, with access to two separate family bathrooms and two bedrooms.

Another flight of stairs leads up from the first floor landing to the second floor, where three attic rooms provide additional scope to create more bedrooms.

Outside

The grounds include a large courtyard garden with original York flagstones and, on the opposite side of the courtyard, a former brew house of part-brick, part-timber frame construction which had planning permission for conversion to use for holiday letting. The house has views over the surrounding farmland and is flanked by a number of herbaceous borders and specimen trees, including horse chestnut, oak, ash and yew.

Land

The remaining land at Brook Farm includes arable land amounting to approximately 19 acres (7.68 hectares) and pasture of approximately 40 acres (16.18 hectares) including areas of mature woodland on the southern boundary.

The soils are classified as Grade 3 on the Land Classification Soil Series of England and Wales being Ludford series, deep well-drained fine loamy, coarse loamy and sandy soils locally flinty and in places over gravel. The arable land has been farmed under contract by a neighbouring farmer.



Farm Buildings

The farm boasts a range of agricultural and general purpose buildings north east of the farmhouse and with the benefit of planning permission for a separate access.

Available as a whole or in 6 lots

Lot 1 | Farmhouse and Buildings 4.23 Acres (1.71 Hectares)

Comprising the Grade II listed farmhouse, old brew house, double garage, Essex barn, general purpose store and games room/stores, an agricultural storage building and paddock.

Double Garage (6.06m x 4.95m) timber frame, concrete floor, corrugated fibre cement cladding and roof.

Essex Barn (16.65m x 8.91m to midstre) timber frame, mixture of corrugated, rendered and timber cladding, concrete floor, under fibre cement roof. Lean-to meter room (3.24m x 2.97m), timber frame, corrugated fibre cement cladding. The barn could have potential for other uses, subject to planning.

General Purpose Store (13.5m x 6.1m) 3 bay steel portal frame, corrugated block-work walls to 1.5m, concrete floor, corrugated fibre cement cladding and roof.

Games Room & Stores (18.3m x 10.4m) – concrete block-work walls, concrete floor under a corrugated fibre cement roof.

Agricultural Storage Building (27.5m x 13.8m) 6 bay concrete portal framed open sided storage building, with concrete block-work wall below corrugated fibre cement cladding and roof, concrete floor.

Lot 2 | 3.34 Acres (1.35 Hectares)

Grass field to the north of Brook Farm bordering Braintree Road.

Lot 3 | 30.95 Acres (12.53 Hectares)

Comprising stable block and livestock yard, 18.97 acres (7.67 hectares) of arable land and 10.86 acres (4.39 hectares) of grassland.

Stable Block (18.4m x 9.2m) 7 Boxes with central passage, block-work walls, sliding door one end, under fibre cement roof.

Livestock yard (27.6 m x 27.5m) 6 bay part concrete, part steel portal framed agricultural building, concrete floor, lean-to on both sides, part with steel grain walling to 2m, under corrugated fibre cement cladding and roof.

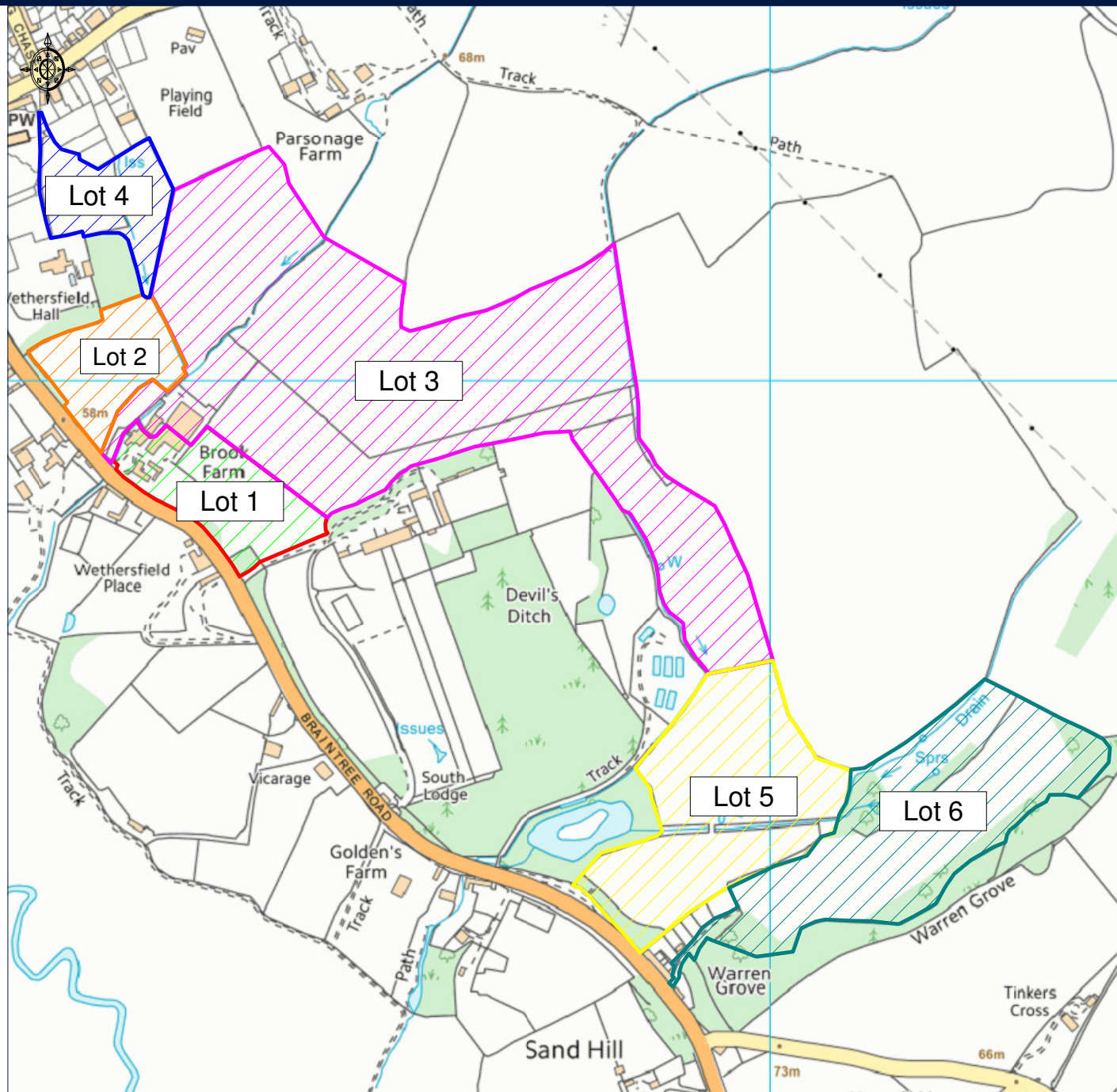
Planning permission for a separate access from Braintree Road.

Lot 4 | 3.07 Acres (1.24 Hectares)

Grass fields adjoining Wethersfield Hall, including the access to Wethersfield Hall through iron gates on brick pillars.

Lot 5 | 10.23 acres (4.14 Hectares)

An attractive block of grassland with mature trees & brook running through. Accessed from a lay by off Braintree Road.



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Lot 6 | 12.07 (4.88 Hectares)

An attractive block of mature grassland in a sheltered valley with mature trees and brook running through. Accessed from the Braintree Road via a track,

Method of Sale

Brook Farm is offered for sale by Private Treaty as a whole or up to 6 lots.

Tenure and Possession

Brook Farm is offered for sale freehold with vacant possession on completion.

Holdover

The Vendor will require holdover on the arable land to take the 2014 harvest.

Overage

Lot 4 will be subject to a reservation by the Vendor of 30% of any uplift in value in the event that planning consent is granted for non-agricultural use within a period of 25 years following completion.

Sporting, Minerals and Timber

In so far as they are owned by the Vendors, rights of sporting, mineral and timber are included in the sale. All such rights are believed to be owned by the Vendor.

Fixtures and Fittings

Unless described in these particulars, all fixtures and fittings are specifically excluded from the sale.

Single Payment Scheme

The land is registered for the Single Payment Scheme and the Entitlements are included in the sale. The Vendor will make reasonable endeavours to transfer the relevant Entitlements to the Purchaser after completion of the sale. The Purchaser will indemnify the Vendor against any breach of cross compliance from the date of completion until the end of 2014. The 2014 Single Payment will be retained by the Vendor.

Environmental Stewardship

The land is not included in any stewardship schemes.

Easements Covenants, Rights of Way and Restrictions

The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants, and restrictions whether mentioned in these particulars or not.

In the event that Lots 2 and 3 are sold separately, a right of way will be reserved to Lot 2 over any access to Lot 3. In the event that Lots 1, 2 and 3 are sold separately there will be a restriction to protect the visibility splays required for the proposed new access to Lot 3.

Boundaries, Plans, Areas, Schedules and Disputes

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.



Should any dispute arise as to boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them such questions shall be referred to the joint selling agents whose decision acting as expert shall be final.

Planning

Consent from Braintree District Council was obtained for an alternative access to Brook Farm in 2014 under reference number 14/00262/FUL.

The farmhouse, buildings and much of the land lie within a Conservation Area.

Council Tax

Brook Farm – Band G

Local Authority

Essex County Council, County Hall, Market Road, Chelmsford CM1 1QH. Tel: 0845 743 0430

Braintree District Council, Causeway House Bocking End Braintree Essex CM7 9HB. Tel: 01376 552525

Solicitors

Tees Law, High Street, Bishop's Stortford, Herts, CM23 2LU. FAO David Miller. Tel: 01279 755200

Services

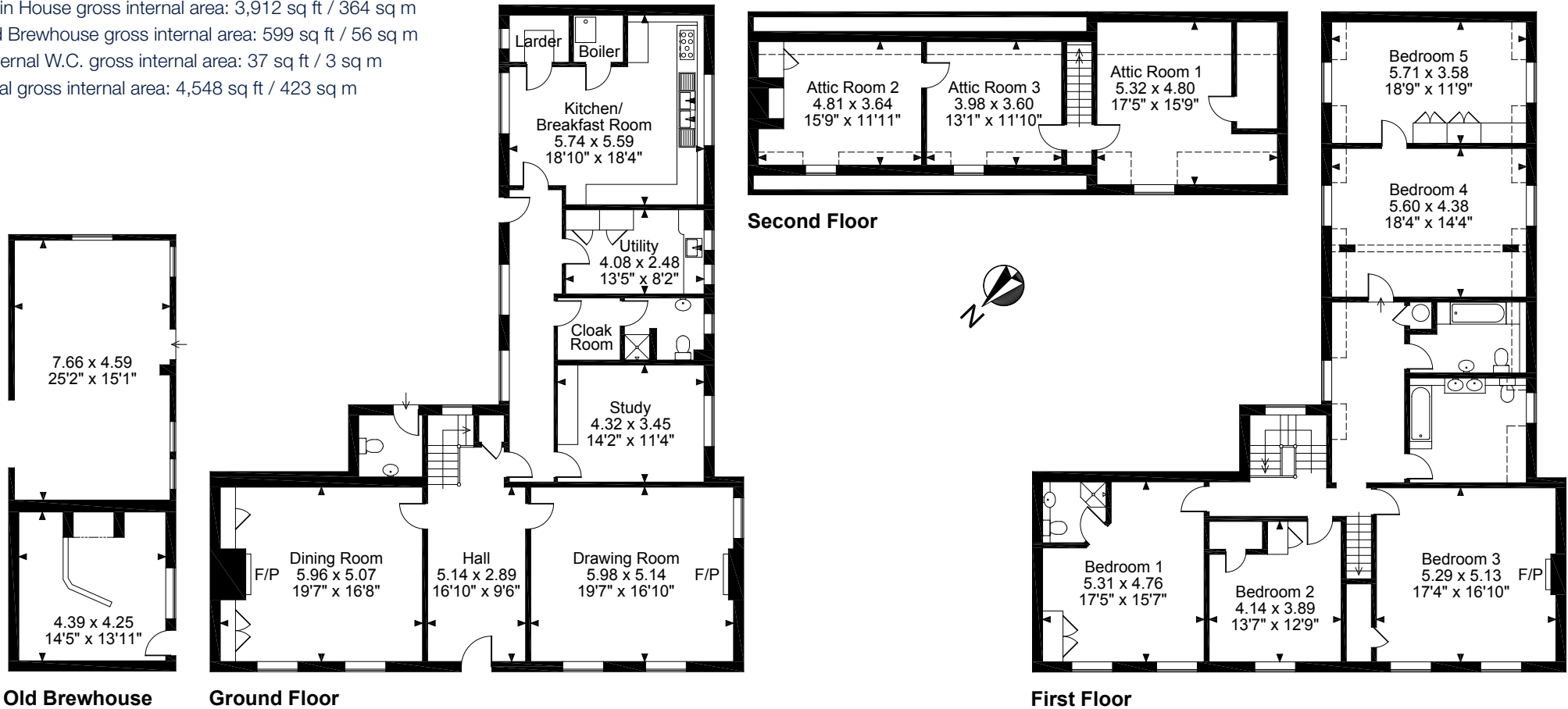
Main House - Oil fired heating, mains water and electricity. Private drainage. Farm buildings – mains water and electricity.

Viewing

Strictly by prior appointment with the joint agents Land Partners LLP or Savills.

FLOORPLANS

Main House gross internal area: 3,912 sq ft / 364 sq m
 Old Brewhouse gross internal area: 599 sq ft / 56 sq m
 External W.C. gross internal area: 37 sq ft / 3 sq m
 Total gross internal area: 4,548 sq ft / 423 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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