

# Land at Wethersfield and Blackmore End, Essex

About 220 acres (88.70ha)

Braintree 5 miles    Sible Hedingham 5 miles    M11/Stansted Airport 19 miles



An opportunity to purchase a rolling block of arable land with woodland copses in attractive Essex countryside. Available as a whole or in parts.

Guide Price £2,150,000

The Old Stables  
Lyons Hall Business Park  
Lyons Hall Road  
Braintree Essex CM7 9SH

**T** 01376 328297  
**F** 01376 327856  
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### **The Land:**

A total of 8 fields are offered for sale extending to 219.18 acres (88.70ha). The land has been farmed as part of a larger holding and is all in arable production except 30.66 acres that are currently in a short term grass ley.

There are 5.61 acres (2.27ha) of woodland in 4 copses. Ponds and grass strips provide further conservation interest. The land has been incorporated into the wider farm shoot.

The land is mainly classified Grade 3 with a small proportion Grade 2.

Good access is available via public roads including Widleybrook Lane which serves the main block.

### **The Soil:**

The majority of the soil is classified as Ludford series, a sandy loam, with parts Ashley series, a clayey loam.

### **Future Management:**

The vendor would consider continuing to farm the land on a contracting agreement or FBT if required.

### **Lotting:**

The land is available as a whole or in parts. Please call the selling agents to discuss your requirements.

Simon Dixon Smith

[simon@landpartners.co.uk](mailto:simon@landpartners.co.uk)

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## **GENERAL REMARKS AND STIPULATIONS:**

### **Services:**

There are no services connected.

### **Tenure:**

The property is offered for sale freehold with vacant possession.

### **Sporting, Minerals and Timber:**

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

### **Local Authority**

Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB.

Tel: 01376 552525.

### **Environmental Stewardship:**

The land is not included in any stewardship schemes.

### **Basic Payment Scheme:**

The land is registered for the Basic Payment Scheme and the Entitlements are owned by the vendor.

A maximum of 85.91 basic payment entitlements will be transferred to the purchaser following completion of the sale. The purchaser will be required to indemnify the vendor against any cross compliance breaches between completion of the sale and the end of the calendar year.

### **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.

### **Wayleaves, Easements and Rights of Way:**

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

- Widleybrook Lane is a public road up to the boundary of 'Tricklets' field.
- A Byway open to all traffic runs between 'Stackyard' and 'Barn' fields.
- A bridlepath runs between 'Barn' and 'Rainbow' fields.
- A footpath crosses 'Tricklets' and part of 'Butlers' fields.

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### **Ingoing Valuation**

In addition to the purchase price, the purchaser(s) shall take to and pay for all growing crops, seeds, sprays and fertiliser applied, cultivations undertaken and a sum in respect of enhancement. Payment is to be made on completion at the figure assessed by the vendor's valuer.

### **Viewings:**

Permitted at all reasonable times in daylight hours when in possession of the particulars.

### **Method of Sale:**

The land is offered for sale by private treaty as a whole or in parts.

### **VAT:**

Should the sale of the property or any rights attached to it be deemed a chargeable supply for the purposes of VAT, such tax shall be payable by the Purchaser(s) in addition to any monies to be paid during the course of the sale.

### **IMPORTANT NOTICE:**

Land Partners LLP for themselves and for the vendors of the property, whose agents they are, give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Land Partners LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.
4. If there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are intending to travel some distance to view the property.

Particulars prepared in March 2015.

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