

**Church Meadow, High Street,
Stebbing, Essex, CM6 3SW
About 5.16ha (12.74 acres)**

Braintree: 8 miles Great Dunmow: 4 miles M11/Stansted Airport: 12 miles



An opportunity to purchase historic meadow land
in the village of Stebbing

Guide Price: Lot One - £100,000 Lot Two - £90,000

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

T 01376 328297
F 01376 327856
E info@landpartners.co.uk
W www.landpartners.co.uk





The Land:

An attractive block of historic meadow land on the edge of the village. The land is bound by hedges, fences and the Stebbing Brook. Streams flow through the centre and north of the site.

The total area offered for sale extends to 12.74 acres, available as a whole or in 2 lots of 6.35 acres and 6.39 acres as shown on the attached plan.

The land is classified Grade 2 and 3.

Gated access is available to each lot from the public road at Brookend, Stebbing.

The Soil:

The soil is identified as Ludford Series, a deep, well drained, fine loamy and coarse loamy and sandy soil.

Services:

No services are connected to the site. Water is available in the road to the south and east of the land. Electricity lines cross the site and there is a small sub-station on the eastern edge of the site.

Planning:

The land lies within the area administered by Uttlesford District Council. The land is outside the village envelope of Stebbing though part of the site falls within a Conservation Area. Development of the site would be contrary to planning policy.

If you have any particular uses in mind for the land we recommend you speak to the selling agents.

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Fencing covenant:

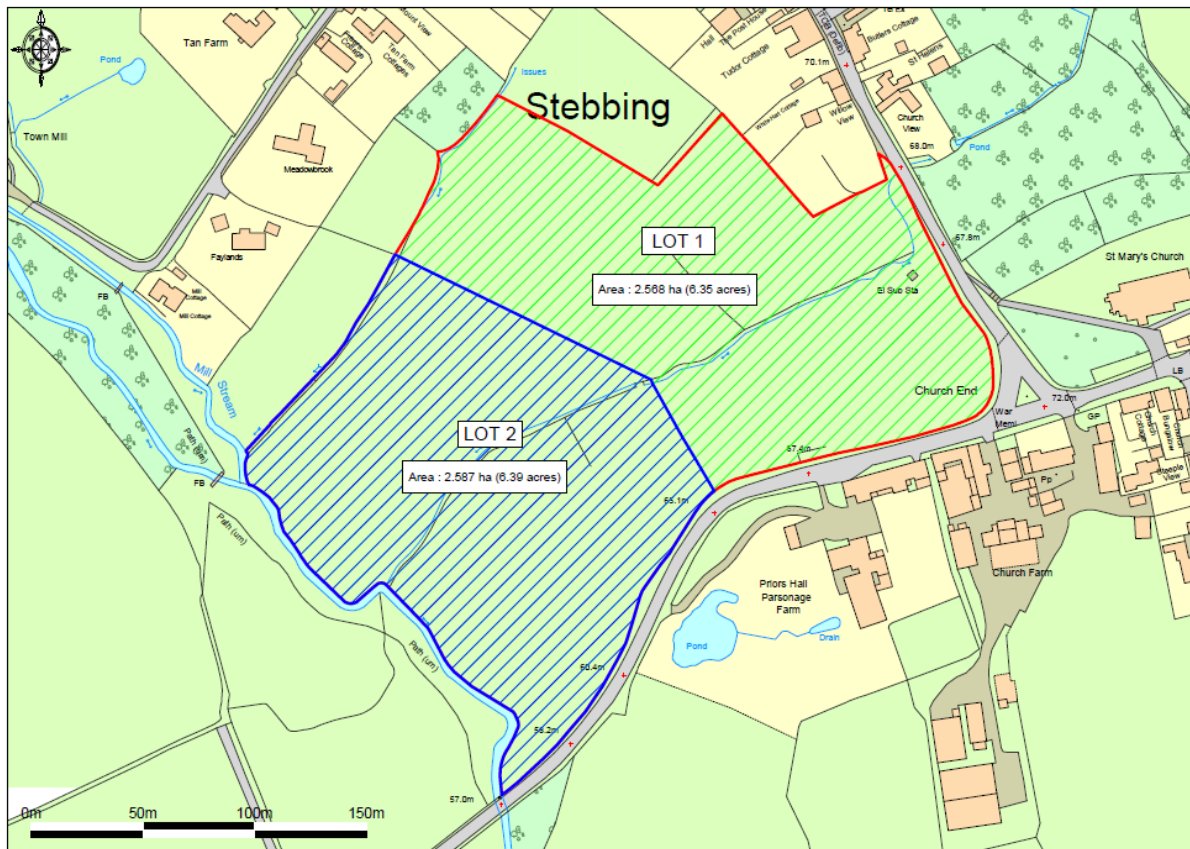
In the event that the land is sold in lots, the purchaser of Lot 1 will be required to fence the western boundary of that plot within 1 month of completion of the sale to a minimum standard of posts at 3m intervals with 3 strands of plain wire.

Please call the selling agents to discuss your requirements.

Simon Dixon Smith

simon@landpartners.co.uk

01376 328297



Promap

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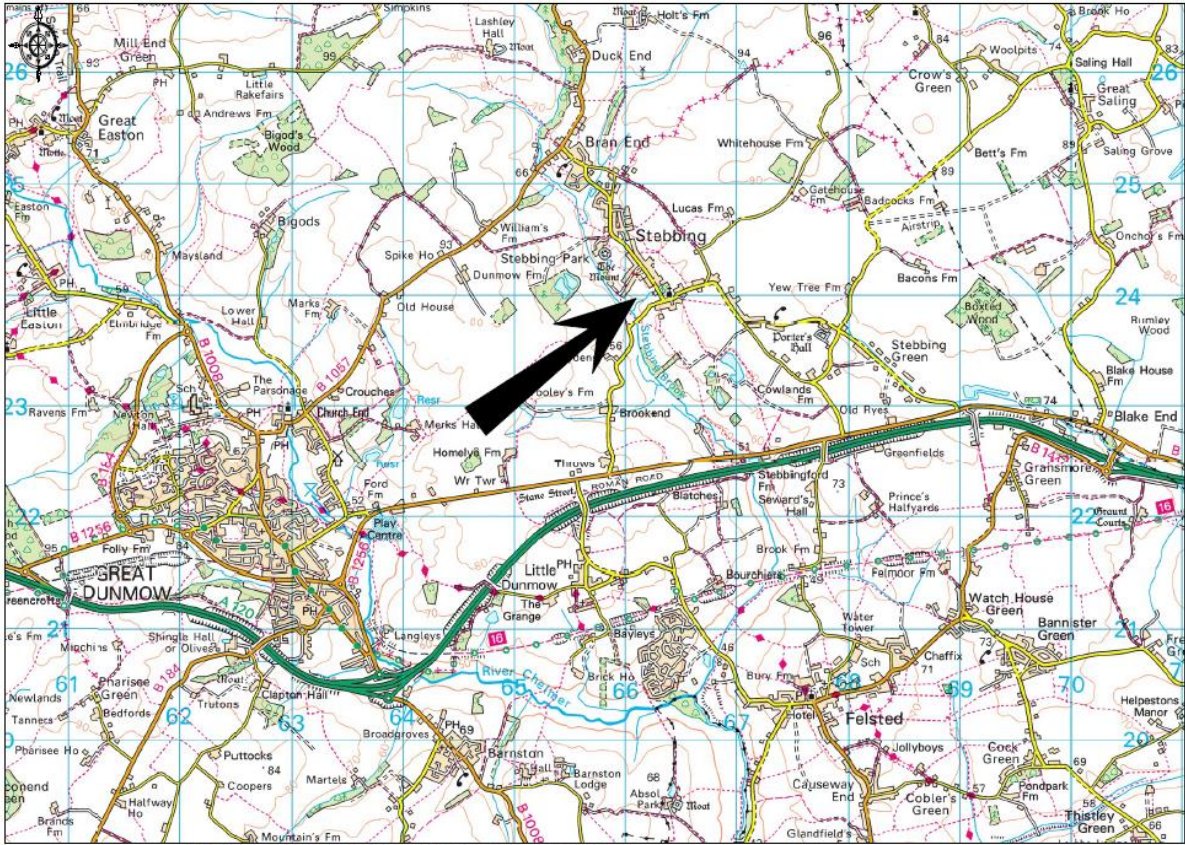
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LOCATION PLAN



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Location Plan



GENERAL REMARKS AND STIPULATIONS:

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.

Environmental Stewardship:

The land is not included in any stewardship schemes.

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Local Authority

Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

Tel: 01799 510510.

Basic Payment Scheme:

The land is not registered for any agricultural scheme.

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 nor 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.

A public sewer crosses the site. There is an electricity sub-station on the land near the eastern boundary. Details are available from the selling agents.

Viewings:

Permitted at all reasonable times in daylight hours when in possession of the particulars. The land is marked by a sale board on the roadside.

Method of Sale:

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

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.

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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 November 2016.

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