

Land between Fyfield and Willingale, Essex

About 193 acres (78ha)

Productive arable land in the Roding valley



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Location and Situation

The land is in four blocks between Fyfield and Birds Green, in the parishes of Fyfield and Willingale. It lies 3 miles to the north of Chipping Ongar which is 6 miles east of the M11 Junction 7. Chelmsford is 8 miles to the east of the land.

Each parcel has good access from the public roads.

Lot 1 – Land at Birds Green – 80.11 acres (32.42ha)

Two fields lying between Dukes Lane and the River Roding. The fields slope gently to the west, down to the river. The land is classified mainly Grade 2 with the soil identified as predominantly Hanslope series, a slowly permeable calcareous clayey soil. A strip of land by the river is more silty, over gravel, with the area closest to the river at risk from flooding.

Access to the land is directly from Dukes Lane, between Birds Green and Willingale.

Lot 2 – Land at Millers Green – 14.50 acres (5.87ha)

A single field in the hamlet of Millers Green. The land almost adjoins lot 1, but is separated by a bridge with a 3.4m width restriction. Alternative access is available from the south, towards Fyfield or Willingale.

The land is classified Grade 3 with the soil identified as Hamble 2 series, a well drained silty soil, locally over gravel.

Lot 3 – Land south of Birds Green Road – 36.94 acres (14.95ha)

A single field with long frontage to Birds Green road and sloping gently south to the River Roding. A strip of land along the river is at risk from flooding. The land is classified Grade 3, with the soil identified as Hamble 2 series.

Birds Green Road connects to the B184 Dunmow Road.

Lot 4 – Land at Pickerells – 61.90 acres (25.05ha)

Three fields to the west of the B184 Dunmow Road, north of Fyfield. Access is available to the north and south of Pickerells farmhouse. The fields slope gently to the East and include a small reservoir and area of woodland. The arable area is 59.49 acres (24.07ha)

The land is classified Grade 2 with the soil identified as mainly Stretham series, a deep, well drained, calcareous clayey soil. We understand that there are coarse fish in the reservoir.

Cropping

Details of past cropping are available from the selling agents. No root crops have been grown in recent years. Wheat yields have regularly topped 10T/ha.

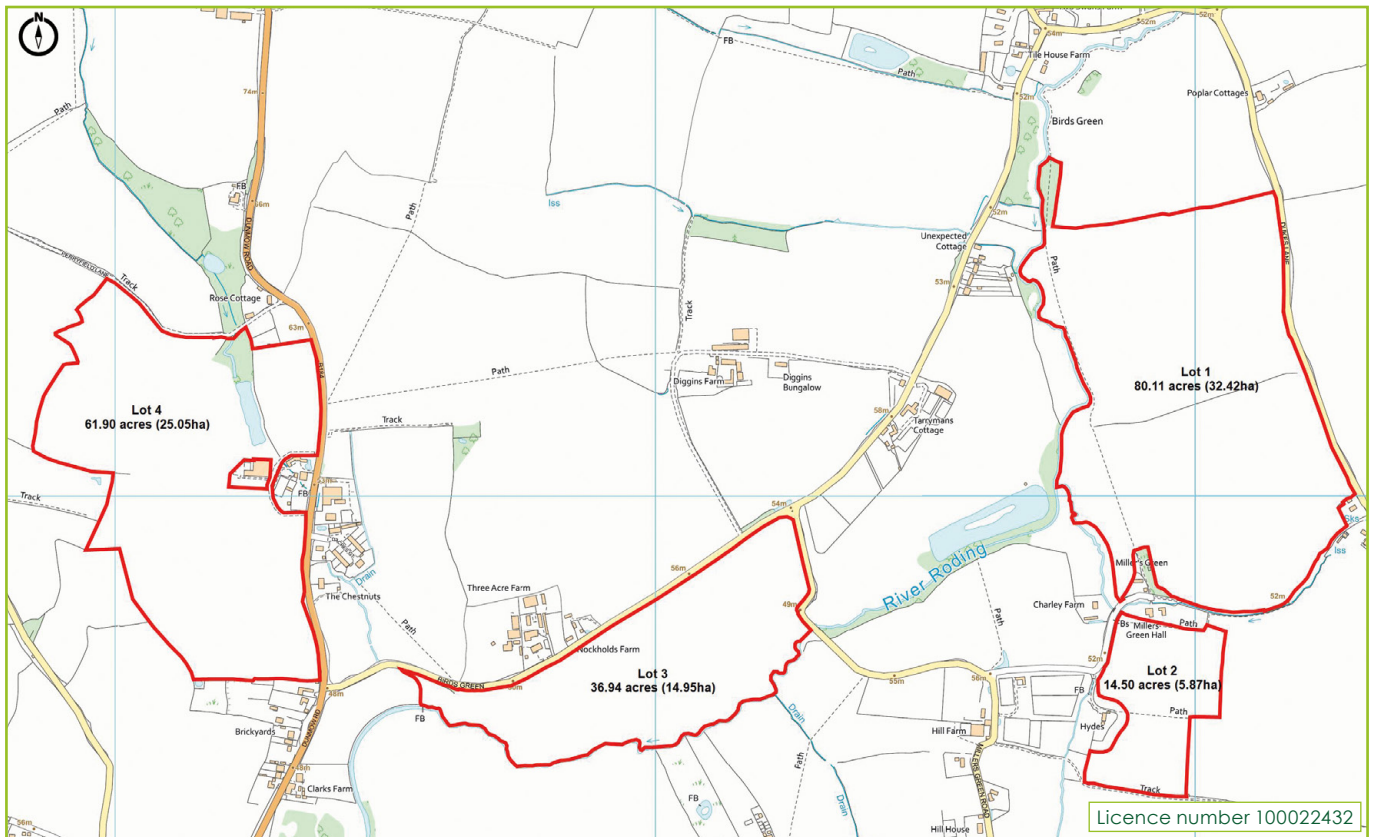
Irrigation

The land benefits from abstraction licences for small quantities of water. There may be potential for additional licences, particularly if winter storage can be provided. Prospective purchasers should make their own enquiries.

Method of Sale

The land is offered for sale by informal tender with a closing date of Friday 8th January 2021. The vendors reserve the right not to accept the highest, or any, offer. Exchange of contracts is to take place by 26th February 2021.





General Remarks and Stipulations

Tenure and Possession

The land is offered for sale freehold with vacant possession. In recent years the land has been managed under a contracting agreement with a local farming family who would be interested in retaining a relationship with the new owners.

Basic Payment Scheme

The land is registered for the Basic Payment Scheme and the entitlements are owned by the Vendor. The Vendor will make reasonable endeavours to transfer the relevant Basic Payment Scheme Entitlements to the Purchaser at the completion date.

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.

Footpaths pass through lots 1, 2 and 3. The sale of lot 4 includes hard tracks to the north and south of Pickerells. These are subject to rights of way in favour of neighbouring property owners.

Ingoing Valuation

The vendor would like to holdover to harvest the 2021 crop. If a purchaser would prefer to take over the growing crop then 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, calculated at £10/acre/month from 1st October 2020 to the date of completion. Payment is to be made on completion at the figure assessed by the vendor's valuer.

Local Authority

Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ.

Tel: 01992 564000.

VAT

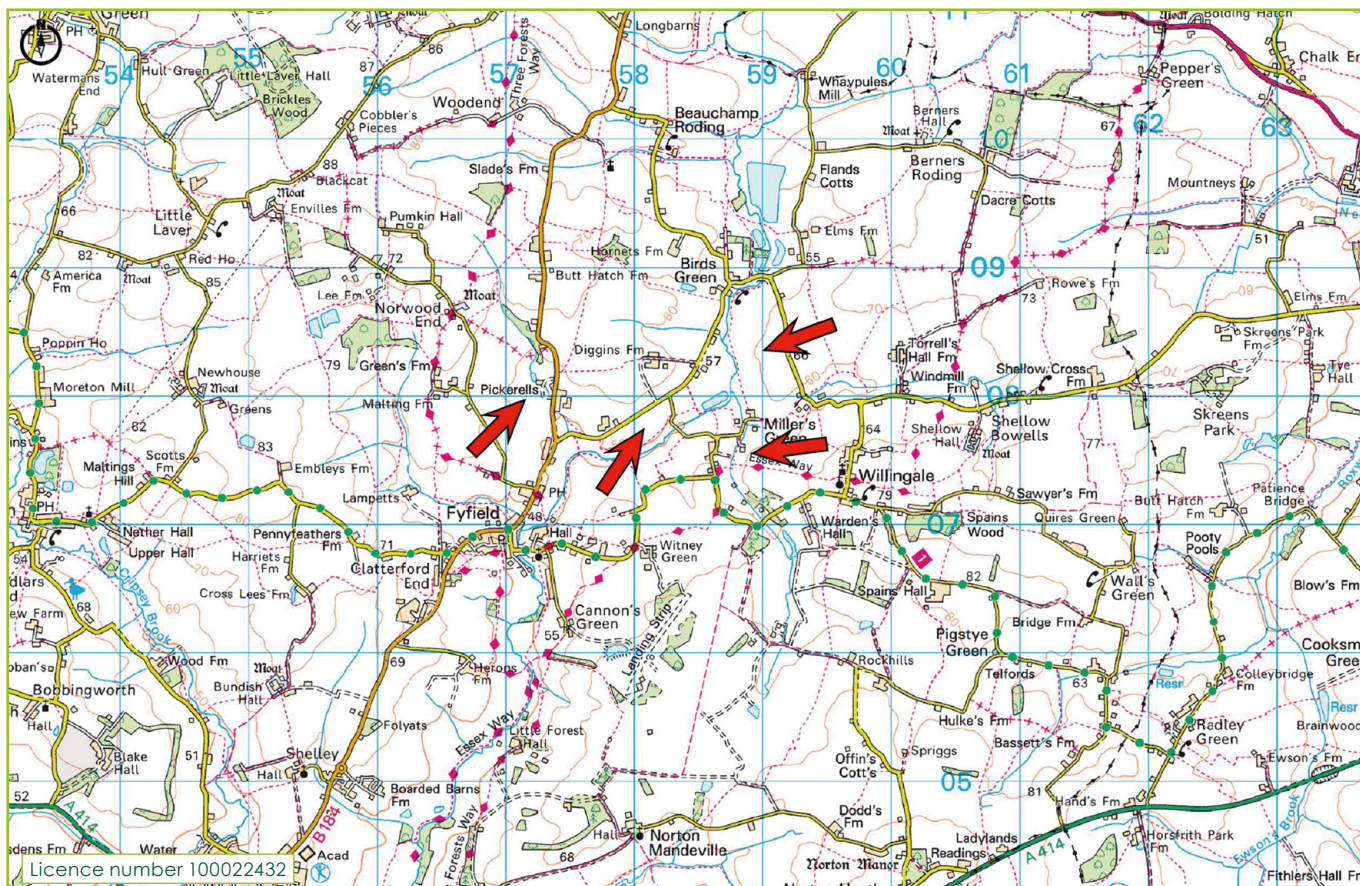
Should the sale of the property or any rights attached to it be deemed a chargeable supply for the purposes of VAT, such tax shall be payable by the Purchaser(s) in addition to any monies to be paid during the course of the sale.

Overage

The land is subject to an overage in favour of a previous owner. Details are available from the selling agents.

Viewings

In daylight hours by prior arrangement with the selling agent, Simon Dixon Smith.



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 2020. Photographs taken in September and November 2020.