

Land at Priors Hall Farm, Lindsell, Essex

About 209 acres (84.6 ha)

Productive Grade 2 arable land



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Location and Situation

The land is in two adjacent blocks to the west of the village of Lindsell. It lies 5 miles to the north of Great Dunmow, 4 miles south of Thaxted and 10 miles east of Stansted Airport and the M11 Junction 8. The nearest postcode for the land is CM6 3QR.

The land is all classified Grade 2 with the soil identified as Hanslope series, a slowly permeable calcareous clayey soil. The land has been managed in hand in a rotation of combineable crops with high yields achieved. There is a comprehensive drainage scheme and the fields have remained largely free of blackgrass.

Lot 1

Land at Priors Hall

– 157.95 acres (63.92ha)

A single block of six fields divided by a byway. The fields are level with drainage to well maintained internal ditches. An additional 0.9 acres is occupied adjoining the byway and the vendors will assist the purchaser in any claim for possessory title.

Access to the land is directly from the public highway and from rights of way reserved across neighbouring land. A byway running through the land provides a useful internal road as well as connection to public roads to the north and south.

Lot 2

Land south of Gallows Green Road – 51.02 acres (20.65ha)

A single field with long frontage to Gallows Green Road. The land slopes gently to the south east.



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.



Method of Sale

The land is offered for sale by private treaty as a whole or in 2 lots. If you have an interest in only part of a lot please contact the selling agents.



General Remarks and Stipulations

Tenure and Possession

The land is offered for sale freehold with vacant possession on completion.

Basic Payment Scheme

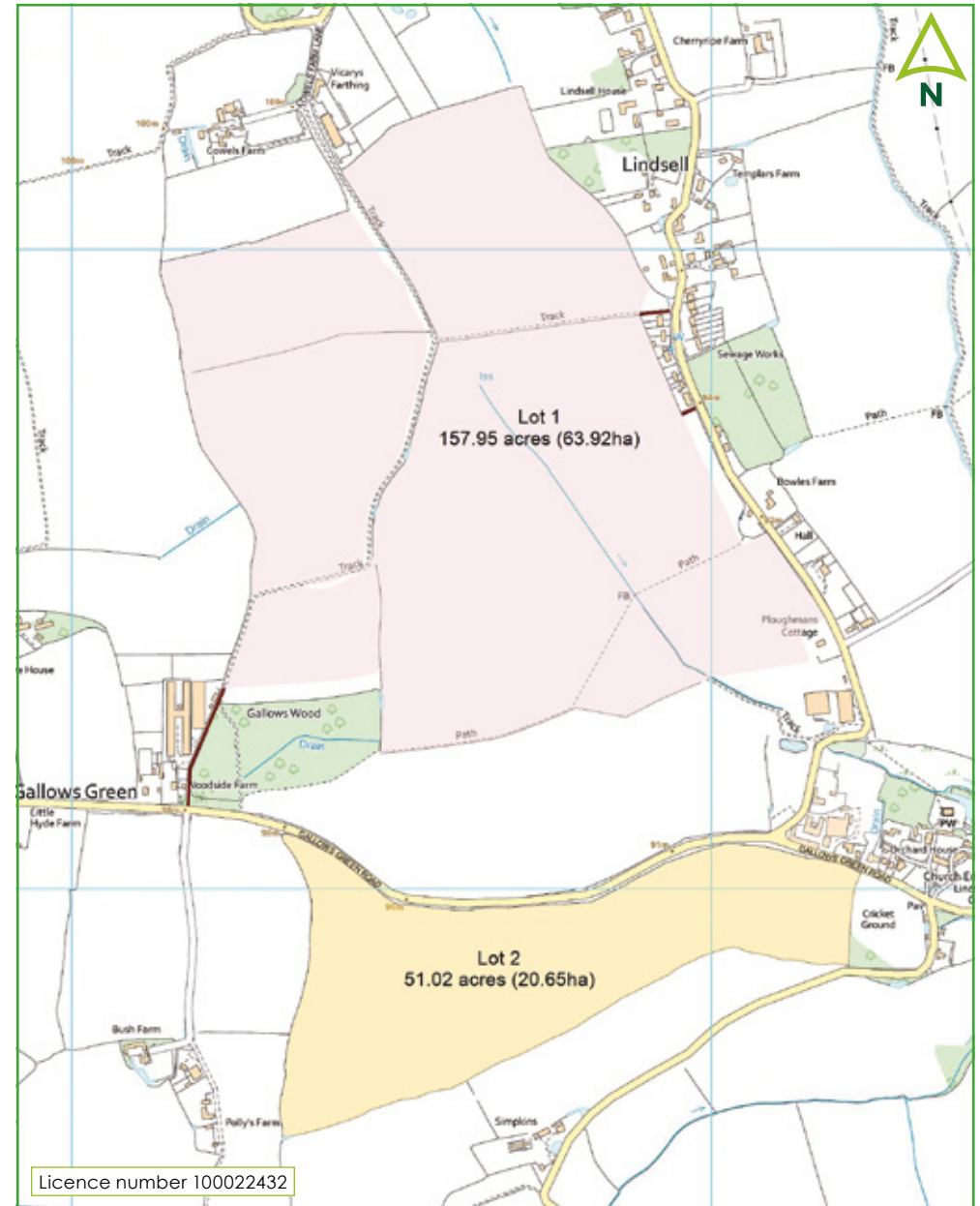
The land is registered for the Basic Payment Scheme and the entitlements are owned by the Vendor. The Vendor will make reasonable endeavours to transfer the relevant Basic Payment Scheme Entitlements to the Purchaser at the completion date. There will be an apportionment of the agreed sale price to reflect the value of the entitlements.

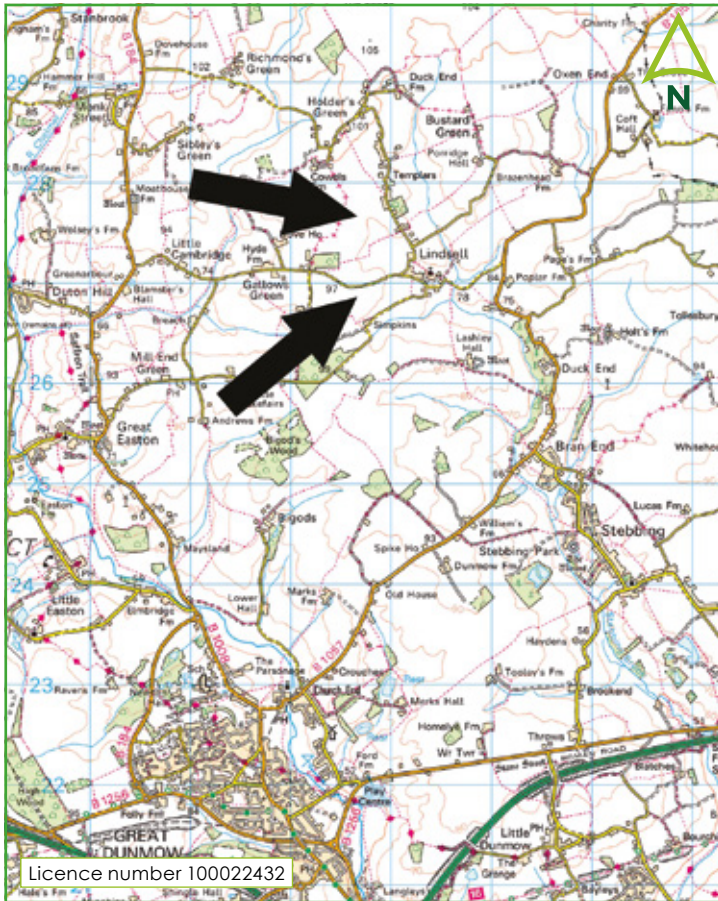
Wayleaves, Easements and Rights of Way

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 footpath passes east to west through Lot 1, with another passing along the north eastern boundary. A byway open to all traffic runs through the middle of this lot. Lot 1 also benefits from existing rights of way, coloured brown on the plan, through adjoining land to the east that is in third party ownership.

There are a small number of electricity poles in Lot 1 which are subject to a wayleave agreement.





Ingoing Valuation

It is proposed that completion of a sale should take place after harvest 2021. In the event that ownership transfers mid-season, the purchaser(s) shall be required to pay an ingoing valuation. Further details are available from the selling agents.

Local Authority

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

Tel: 01799 510510

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.

Viewings

In daylight hours by prior arrangement with the selling agent, Simon Dixon Smith. Tel: 07825 647 652. Email: simon@landpartners.co.uk

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 April 2021.