

# Land at Copford Hall, Great Bardfield, Essex, CM7 4TL

About 204.58 acres (82.8 ha)

Arable land, grass paddock and reservoir  
on the edge of a village.



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# Land at Copford Hall, Great Bardfield, Essex, CM7 4TL

**204 acres of productive arable land with a reservoir, for sale as a whole or in 5 lots. The land at Copford Hall comes to the market on the retirement of the current owners.**



## Situation

Copford Hall Farm is situated on the western edge of the village of Great Bardfield, approximately 8 miles north east of Great Dunmow, 9 miles north west of Braintree and 12 miles north east of Stansted Airport.

The majority of the arable land backs on to the village with frontage onto the B1057 Dunmow Road. The River Pant runs through the northern part of the land.

## The Property

In total the land extends to 204.58 acres (82.80 ha) comprising arable land, a grass paddock, small areas of woodland and a reservoir.

The land is classified Grade 2 to the south, changing to Grade 3 as it runs through the Pant valley. The soil is identified as Hanslope series to the south, a slowly permeable calcareous clayey soil. To the north, through the river valley, the soil is of the Ludford series, a well drained loamy soil in places over gravel.

The land has been under drained where required and has the potential for irrigation from the reservoir.

Lot 2 sits to the rear of existing housing on Dunmow Road, with 3 points of access to the road. Great Bardfield is one of the larger villages in the Braintree District Council area and this land has potential for development in the future.

The land is offered for sale with vacant possession.

## Lotting

The land is offered by private treaty as a whole or in five lots

- LOT 1:** Arable land, woodland and reservoir, south of Bell Lane 124.71 acres (50.47ha)
- LOT 2:** Arable land to the west of Dunmow Road 19.25 acres (7.79ha)
- LOT 3:** Arable land either side of Copford Hall drive 29.61 acres (11.98ha)
- LOT 4:** Arable land and wood, off Beslyns Lane 27.36 acres (11.08ha)
- LOT 5:** Upper Moor paddock, off Beslyns Lane 3.65 acres (1.48ha)

## Overage

In the event of development of Lot 2 other than for agriculture, horticulture or equestrian use, the vendors will retain an overage of 30% of the uplift in value for a period of 20 years. Further details are available from the selling agents.

## Covenant

Lot 3 will be sold subject to a restriction against the construction of any buildings in the area shown hatched on the sale plan.



## General Remarks & Stipulations

### Services

There are no services connected to the land.

### Basic Payment Scheme:

No Basic Payment Entitlements will be transferred with the land. The vendors will retain any future BPS payments associated with the land.

### 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.

Private water pipes cross lots 1,2,3 and 4. Rights will be reserved to maintain existing pipes and to install new water pipes as required. Details are available from the selling agents. There is an easement across lots 1 and 2 in favour of Gigaclear for fibre optic cabling.

### 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.

### 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 February 2023.

### Local Authorities

Braintree District Council, Braintree, CM7 9HB.  
01376 552525.

Uttlesford District Council, Saffron Walden,  
CB11 4ER. 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 and Health & Safety

Viewings are only by arrangement with the selling agents. The land is part of a working farm and, as such, it is requested that all viewings are undertaken with care and safety in mind particularly with regard to any areas in and around buildings and open water. Neither the vendor or the agent is responsible for the safety of those viewing the site and viewers of the site do so at their own risk.



