

By Email

Spring 2022

The Estate Office
White Hall
Margaret Roding
Great Dunmow
Essex
CM6 1QL

Dear Sirs

Butt Hatch Farm Buildings & Land, Dunmow Rd, Beauchamp Roding, Ongar CM5 0NT
Hornets Farm Farmland, Beauchamp Roding, ONGAR, CM5 0PJ

I am pleased to attach details of Hornet's and Butt Hatch Farms which are being offered for sale, by informal tender.

The deadline for receipt of written offers is 12 noon, Thursday 28th April 2022. Details of the informal tender process are attached and available on the Whirledge and Nott website.

The property is offered in 3 lots, although alternative lotting will also be considered, assuming sales of the whole can still be achieved. The guide prices are as follows:

- Lot 1: Land - 139.62 Ha / 345.02 Ac - Guide Price £3,500,000
- Lot 2: Buildings - 1.34 Ha / 3.33 Ac - Guide Price £500,000
- Lot 3: Land - 9.43 Ha / 23.31 Ac - Guide Price £350,000

Viewing of the land is by prior appointment with the selling agents. Please contact our Chelmsford office on 01245 231123 if you have any queries or to arrange a viewing.

With kind regards.

Yours faithfully,

Paul F Walker

Paul F Walker BSC(HONS) MRCIS FAAV

Director

Mobile 07810 750 309

p.walker@wnott.oc.uk



Whirledge & Nott Limited trading as Whirledge & Nott (CN: 07891217)
The Black Barn Lubards Farm Hullbridge Road Rayleigh Essex SS6 9QG
Offices at Chelmsford Colchester and Rayleigh.
Regulated by RICS

www.whirledgeandnott.co.uk



INFORMAL TENDER PROCESS**LAND AND BUILDINGS AT BUTT HATCH FARM AND HORNETS FARM, ABBESS RODING****Offers**

Offers for the freehold interest with vacant possession should be made in accordance with the procedure set out below.

Offer Procedure

1. Offers must be submitted on the form enclosed and sent either by email to **p.walker@whirledgeandnott.co.uk** or sealed in an envelope clearly marked **OFFER FOR Butt Hatch Farm and Hornets Farm**, addressed to **Whirledge & Nott, The Estate Office, Margaret Roding, Great Dunmow, Essex CM6 1QL**, to be received on or before 12 noon on Thursday 28th April 2022. Do not seal the envelope with tape or it may be construed as having been reopened (see below).

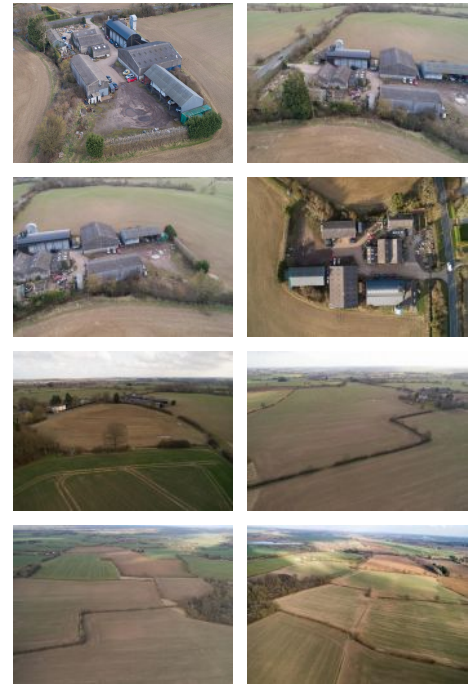
Potential bidders must be aware that:-

- i. their offer will not be received unless sent by the method described above.
 - ii. no liability will be accepted for sealed offers delivered by hand elsewhere than **Whirledge & Nott, The Estate Office, Margaret Roding, Great Dunmow, Essex, CM6 1QL** between 09:00 – 17:00 hrs Monday to Friday. A receipt acknowledging the delivery may be obtained if required. Offers should not be handed in anywhere else.
2. All offers, which must be your best offer, should be made Subject to Contract, **but otherwise unconditional**, for the property. The offers must be made on behalf of a named purchaser for a specific sum. The offer should be in Pounds Sterling stated in words and figures. Offers sent by post must be completed and signed in ink. Correction fluid should not be used, corrections must be initialled by the person signing the offer.
 3. The Vendors do not undertake to accept the highest or any offer so received, and will not consider any offer that is expressed to be a sum of money greater than that contained in any other offer.
 4. Prospective purchasers will be notified by Whirledge & Nott on as soon as practicable whether their offer is to be recommended for acceptance. All unsuccessful offerers will be so advised by Whirledge & Nott on or after this date.
 5. The prospective purchaser will be required to exchange contracts by 30th June 2022.
 6. The Vendors will reserve the right:
 - a. to consider any higher offers received for the property prior to exchange of contracts; and
 - b. to withdraw from the proposed sale if a higher offer is received.
 7. Whirledge & Nott do not guarantee that bids received by email have been received. Bidders must confirm receipt by telephone with the relevant office. Whirledge & Nott cannot guarantee that email bids will remain unopened if received prior to the tender deadline.
 8. Offers should clearly state if they are for the whole or specific lots. Offers for alternative areas will be considered but must be accompanied with a clear plan identifying the area of interest.
 9. Whirledge & Nott are required by the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain documentation to enable us to evidence the identity of the individuals who will ultimately benefit or will benefit from owning the property. This includes certified proof of identity and primary residential address and the origins of funds used to complete the transaction. If the purchase will be made by an individual(s) we will require a questionnaire to be completed. If the purchase will be made by an entity such as a company or trust, please provide these same details for all the principal directors/ trustees to enable us to carry out the necessary checks.

BEST OFFER FORM - BUTT HATCH FARM AND HORNETS FARM

Please complete in full:-

Bidders Name: (please name the person(s), company or firm submitting this offer)	
Address:	
Telephone No.:	
Email:	
Which Lot(s) does your offer refer to:	Lot 1: <input type="checkbox"/> Lot 2: <input type="checkbox"/> Lot 3: <input type="checkbox"/> Offer for the Whole: <input type="checkbox"/> Other: <input type="checkbox"/> (please include a plan of the relevant area)
Subject to Contract Offer for Property: (Please state your offer and the amount in figures and words)	
Please state proposed use: (It is not the vendors' intention to covenant against specific uses other than as stated in the details)	
Please state method of purchase: (For example cash, mortgage, subject to sale or similar) (Please attach proof of funds / finance with your offer)	
Address of bank / financial references: (please include proof of funds / finance with this bid)	
State if the offer is subject to any conditions: (such as planning, finance, board approval)	
Name and Address of Solicitor:	
Signature:	
Capacity of Signatory:	
Date:	



Farm Land: Beauchamp Roding

**Guide Price
£3,500,000**

CHELMSFORD OFFICE

For further information or to
arrange to view this property
please call

01245 231123

For Sale in three Lots by Informal Tender a block of productive, Grade 2 agricultural land and a range of farm buildings located in the heart of the Rodings Valley, extending in all to about 150 hectares (370 acres).

- Lot 1: 139.62 Ha (345.02 Ac) - Guide Price £3,500,000
- Lot 2: 1.34 Ha / 3.33 Ac - Guide Price £500,000
- Lot 3: 9.43 Ha / 23.31 Ac - Guide Price £350,000

**INFORMAL TENDER DEADLINE 12 NOON, THURSDAY 28TH
APRIL 2022.**

DETAILS

LOCATION

The property is situated approximately 6km North of Chipping Ongar, between the villages of Fyfield and Leaden Roding.

LOT 1 - GUIDE PRICE £3,500,000

An attractive block of productive Grade 2 arable farmland in the Hanslope

soil series located in the Rodings valley approximately 139.62 Ha (345.02 acres), coloured pink on the plan.

LOT 2 - GUIDE PRICE £500,000

A range of farm buildings coloured green on the plan, utilised for farming purposes, with some let out for commercial uses in accordance with the attached schedule. The total plot is approximately 1.34 Ha (3.33 Ac).

LOT 3 - GUIDE PRICE £350,000

A parcel of Grade 2 arable farmland in close proximity to the hamlet of Birds Green, extending to approximately 9.43 Ha (23.31 Ac), coloured Blue on the plan.

POSTCODE

CM5 0NT

METHOD OF SALE

The land and buildings at Butt Hatch and Hornets' Farm are being offered for sale by private treaty on a closed informal tender basis.

Best offers are being invited for the whole or in Lots with a closing date of 12 noon, Thursday 28th April 2022.

Details of the informal tender process can be downloaded or obtained from the selling agent.

LEGAL

TOWN PLANNING

The local planning authority is Epping Forest District Council.

The property is in the Metropolitan Green Belt.

Prospective purchasers must make their own inquiries as to the status of the land and availability of planning consent for their intended uses.

ACCESS

A right of access to a minimum width of 6 metres will be reserved for the benefit of the vendor for all purposes at all times over the track labelled A-B (on Lot 1).

A right of access to a minimum width of 6 metres will be reserved for the benefit of the Purchaser of Lot 1 for all purposes at all times over the track labelled X-Y (over Lot 2).

FENCING

The Purchaser of Lot 1 will be required to install a post and 3 wire fence on the boundary C-D-E within 3 months of completion.

The Purchaser of Lot 2 will be required to install a post and 3 wire fence on the boundary H-I-X within 3 months of completion, unless agreed otherwise with the Vendor.

The Purchaser of Lot 3 will be required to install a post and 3 wire fence on the boundary F-G within 3 months of completion, unless agreed otherwise with the Vendor.

TENURE AND POSSESSION

The property is being offered for sale freehold with vacant possession on completion save for the occupation of the existing farm buildings by commercial occupiers. Further details of the commercial occupiers are available from the vendor's agents on request.

OVERAGE

The areas cross hatched purple (parcel 1967) and red (parcel 1902) within Lot 1 will be subject to an overage reserving 25% of any uplift in value arising in the next 25 years for any non-agricultural development.

INGOING VALUATION

The purchaser will, in addition to the purchase price, pay on completion for all crops and cultivations at a figure to be assessed by the vendor's agent which may include a figure for enhancement.

EARLY ENTRY

Early entry may be taken in respect of the arable land following exchange of contracts and on a payment of an additional 10% deposit.

SPORTING MINERALS AND TIMBER

Sporting, minerals and timber are included in the sale as part as they are owned.

BASIC PAYMENT SCHEME

The land is registered with the Basic Payment Scheme. An appropriate number of entitlements will be transferred on completion as part of the purchase price. The figure to be assessed by the vendor's agent.

VAT

VAT will be payable on the price of the entitlements if any rights attached to it become a chargeable supply for VAT then such VAT shall be payable by the purchaser in addition to the purchase price. However the vendor does not envisage that VAT will be payable save for in respect of the Basic Payment Scheme entitlement.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to any easements, quasi easements, wayleaves or rights of way whether mentioned in these particulars or not.

HEALTH AND SAFETY

Given the potential hazards of a working farm, all viewings must be by appointment with Whirledge & Nott.

**WHIRLEDGE
&NOTT**

Hornets & Butt Hatch Farm

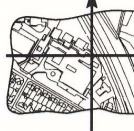
This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.



Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO
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Drawing No. V15508-01 Date 16.03.22

Scale
1:5,000 @ A2

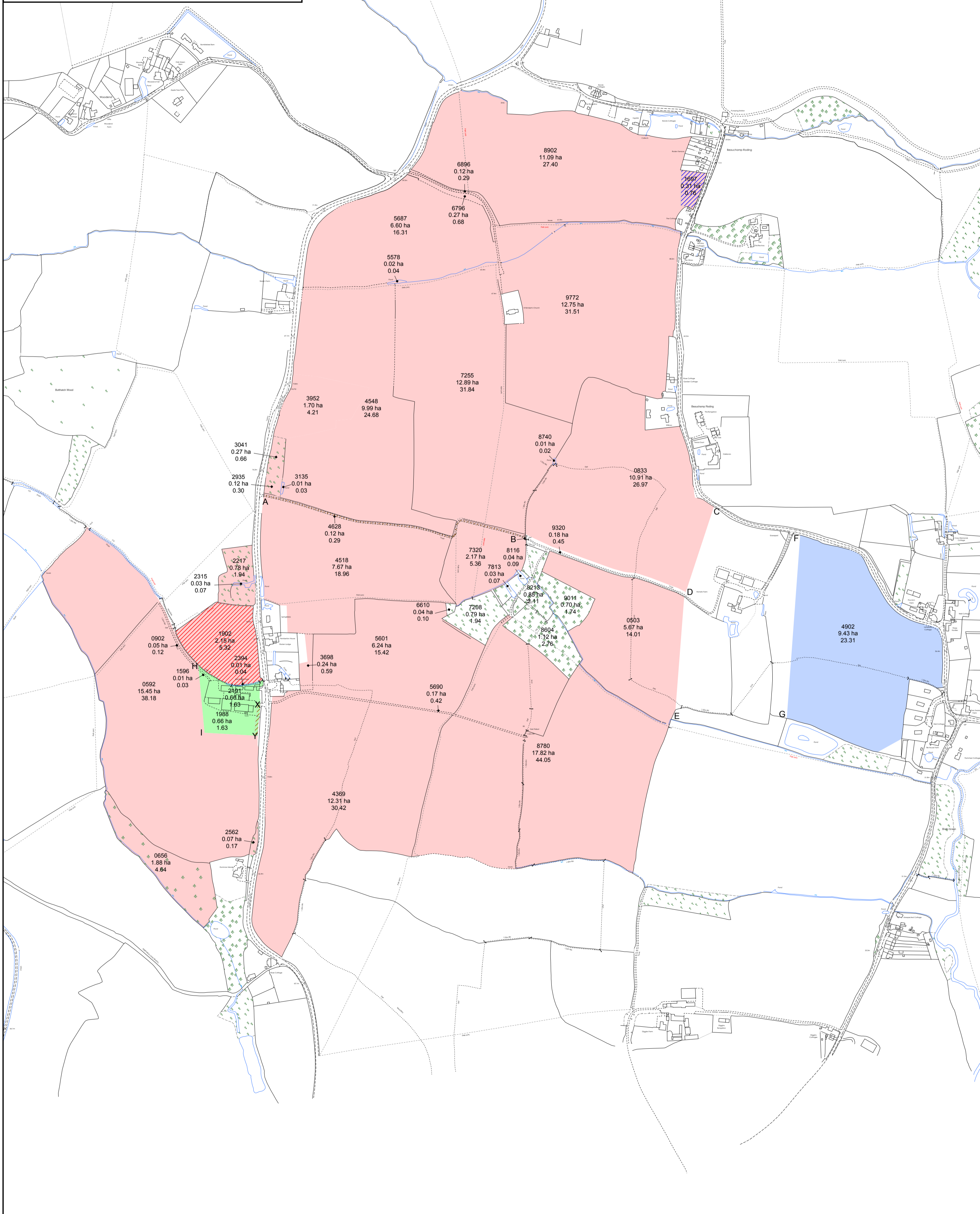


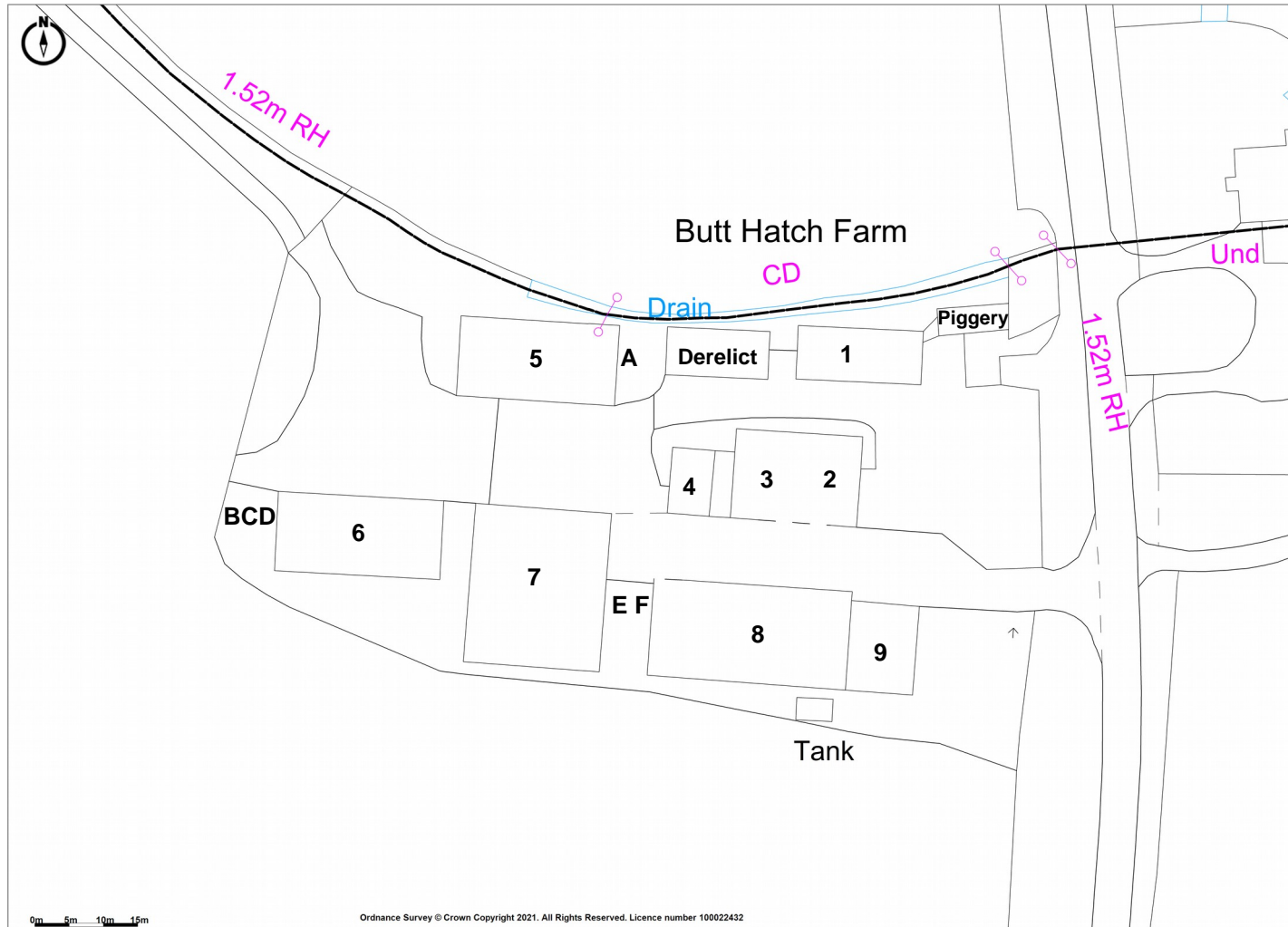
THE MAPPING COMPANY

Little Cutsey, Cutsey, Taunton, Somerset, TA3 7NY
Tel: 01823 421354 Email: patrick@mapping-company.co.uk

Key

- Lot 1
- Lot 2
- Lot 3





Buildings at Butt Hatch Farm

No. On Plan	Building	Occupier	Use	Rent	Frequency	Agreement
Piggery	Former Pig Sty	Hasketts (& M Rougham)	Office & Storage & Yard	£884.53	pcm	Lease 19/5/2008
1	Atcost					
2	Double Barn Half	Peter Pascoe	Car Store	£400	pcm	Licence 10/06/2020
3	Double Barn Half	Wayne Wheeler	Car Store			Part of No. 5
4	Workshop	In Hand	Farm			
5	Car Repairs Shop	Wayne Wheeler	Car Repairs	£1,058	pcm	Lease 6/9/2007
6	Open Fronted Store	In Hand	Farm			
7	Grain store	In Hand	Farm			
8	Dutch Barn Bins & Dyer	In Hand	Farm			
9	Open Fronted Store, Toilet, Chemical Store	In Hand	Farm			

A	Container	Jonathan Reed	Storage	Nil		(nephew of Vendor)
B	Container	Trevor May	Storage	£100	pcm	Licence
C	Container	William Hart	Storage	£100	pcm	casual
D	Container	empty				
E	Container	empty				
F	Container	(contact of Wayne Wheeler)	Storage			casual