Exceptional Langdon Hills Opportunity

Residential, Mixed-use and Farmland

Available in 7 Lots

Sutton Hall Farm, Property Portfolio

Langdon Hills, Essex, SS16 6JD

Situated within the highly sought-after Langdon Hills area of Esex, this exceptional portfolio presents a rare opportunity to acquire a range of adjoining residential, mixed-use and farmland properties in an elevated semi-rural setting with far-reaching countryside and Thames Estuary views.

The Location

The property enjoys a semi-rural, elevated aspect of South Hill while benefiting from excellent transport connectivity and there are several well-regarded primary and secondary schools located nearby.

- **Langdon Hills:** 1.5 miles from Laindon railway station with links into London Fenchurch Street and Lakeside Shopping Centre
- The **A127** and **A13** are within 3 miles with easy access to the **M25**
- **Southend Airport:** 30 minutes by car
- **Laindon town centre** and **Horndon on the Hill:** both approx. 1.5 miles away
- Within 6 miles are the towns of **Basildon, Thurrock, Corringham** and **Stanford Le Hope.**

The Lots

Lot 1: Sutton Hall Farm & Solace
Guide Price: £2,800,000

Lot 2: Sutton Hall Farmhouse
Guide Price: £1,250,000

Lot A: 29.22 acres grazing & woodland
Guide Price: £540,000

Lot B: 12.54 acres grazing land
Guide Price: £250,000

Lot C: 21.94 acres grazing land
Guide Price: £440,000

Lot D: 0.51 acres amenity/infill
Guide Price: £135,000

Viewings: Strictly by Appointment
All enquiries to Whirledge & Nott Paul Walker / Amy Randall

www.whirledgeandnott.co.uk 01245 231123 chelmsford@wnott.co.uk

Whirledge & Nott

Land · Property · Development

Lot 1: Sutton Hall Farm & Solace | Guide: £2,800,000

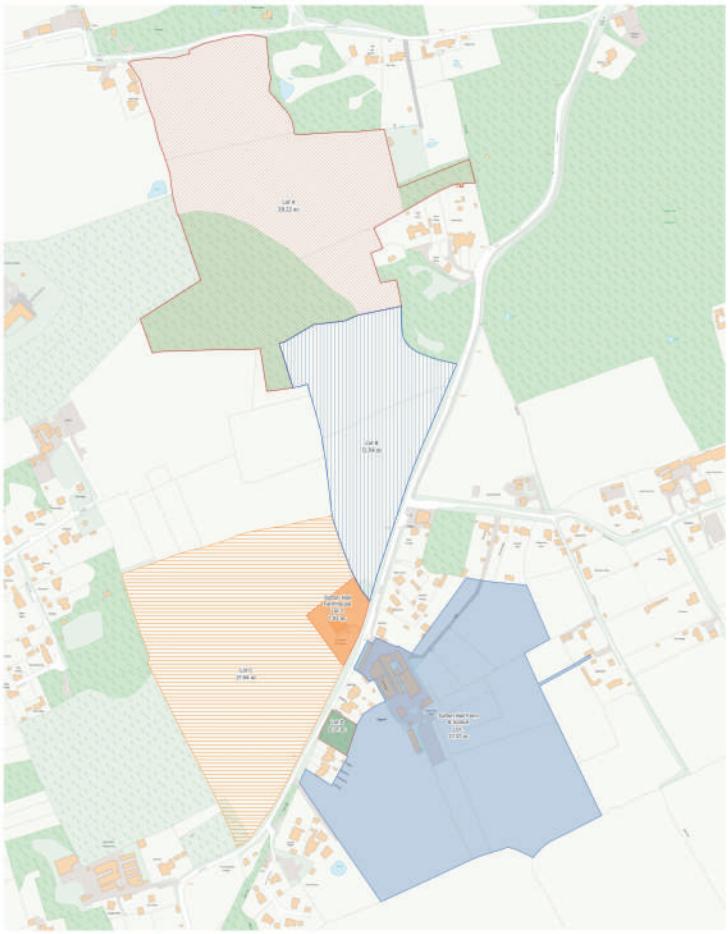
- Approx. 27.37 acres (11.08 ha)
- 3-bedroom detached dwelling
- Commercial buildings and equestrian facilities
- Approx. 27,200 sq ft (2,527 sqm) of buildings
- Existing income circa £44,000 per annum
- Potential for alternative and diversified income (subject to consents)
- No public rights of way
- No overage

Lot 2: Sutton Hall Farmhouse | Guide: £1,250,000

- Detached 5-bedroom chalet-style farmhouse
- Approx. 1.43 acres
- Open-plan living and entertaining areas
- Swimming pool and wrap-around gardens
- Elevated countryside views
- Excellent commuter access
- Adjoining land available separately

Lot A-D: Sutton Hall Farmland

- Approx. 64.21 acres (25.99 ha) in total
- Pasture and woodland with spectacular Thames Estuary views
- Agricultural, equestrian and amenity appeal
- No public rights of way
- Overage will apply
- Available as a whole or in 4 lots:
  - **Lot A:** 29.22 acres grazing & woodland | £540,000
  - **Lot B:** 12.54 acres grazing land | £250,000
  - **Lot C:** 21.94 acres grazing land | £440,000
  - **Lot D:** 0.51 acres amenity / infill plot | £135,000



Lotting Plan

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Land • Property • Development