

Land: Navestock

**Guide Price
£500,000**

CHELMSFORD OFFICE

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

01245 231123

On the outskirts of Navestock, a range of farm buildings and unregularised residential property and grazing land, extending in total to approximately 25.82 Hectares (63.79 Acres), offered for sale in three lots.

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DEADLINE FOR INFORMAL TENDER IS 12PM 6TH SEPTEMBER 2023

DETAILS

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LOT 1 - THE CHALET - GUIDE PRICE Â£275,000

The Chalet is a timber framed and clad dwelling constructed some 20 years ago, set within a garden laid to grass. The Chalet has been occupied for residential purposes but is not registered as a dwelling.

The dwelling occupies a plot of approximately 0.74 ha (1.82 acres),

highlighted green on the attached Lotting Plan, with shared access over Lot 2 from Murthering Lane and separate road frontage where an alternative independent access could be created subject to consents.

The accommodation extends to a gross internal area of approximately 452 Sq. Ft (42 Sq. M) and includes:

- Living Area
- Kitchen
- Bedroom
- Bathroom

The property has an EPC rating of E.

LOT 2 - FARM BUILDINGS AND YARD - GUIDE PRICE Â£500,000

A range of traditional timber framed and concrete buildings extending to a total of approximately 8,576 Sq. Ft (796.79 Sq. m), situated within a plot extending to approximately 0.62 Ha (1.53 acres), with frontage and access to Murthering Lane, highlighted blue on the attached Lotting Plan, including the following:

- Building 1 - Timber framed and clad store (365 Sq Ft)
- Building 2 - Timber pole barn (354 Sq Ft)
- Building 3 - Timber pole barn (387 Sq Ft)
- Building 4 - Timber stables (843 Sq Ft)
- Building 5 - Timber workshop/ studio (517 Sq Ft)
- Building 6 - Timber workshop/ studio/ accommodation (1,754 Sq Ft)
- Building 7 - Concrete Framed Open Sided Store (1,403 Sq Ft)
- Building 8 - Concrete Framed Open Sided Store (2,646 Sq Ft)
- Building 9 - Timber Shelter (303 Sq Ft)

Access to Lot 1 is over Lot 2 across the existing driveway. The cost of future maintenance will be shared by both users.

LOT 3 - FARM LAND - Â£900,000

A block of agricultural pasture extending to approximately 24.64 Hectares (60.44 acres) of land classified as Grade 3 currently used for grazing and

hay, with road frontage and independent access to Murthering Lane, highlighted pink on the attached Lotting Plan.

LOCATION

Forest Field Farm is located in a rural position, immediately inside the M25. By road, the Property is approximately 1.5 miles (2.4 kilometres) southwest of Navestock, 6.2 miles (9.9 kilometres) northwest of Brentwood, and 5.9 miles (9.4 kilometres) north of Romford which benefits from a train station with direct line access to London Liverpool Street within approximately 25 minutes.

TENURE

The property is offered for sale with vacant possession on completion.

SPORTING MINERALS AND TIMBER

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

ENTITLEMENTS

The property is registered with the Rural Payments Agency and a Basic Payment Scheme application has been made for the 2023 calendar year. It is intended that the vendor will delink the entitlements in 2024 and no entitlements are included in the sale.

VAT

The vendor considers that VAT is not be payable on the sale price.

TOWN & COUNTRY PLANNING

The Local Planning Authority is Brentwood Borough Council

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

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

There are three public rights of way that traverse the Property, being footpaths numbers 24, 25 and 26.

SERVICES

The Chalet and buildings both benefit from mains water and electric and the Chalet also has septic tank drainage. Lot 1 and Lot 2 share services with each other and a neighbouring property. There will be a requirement for the buyers to share the cost of installing independent services within 12 months of completion. Lot 3 is sold without any services. No warranty is given in regard the existing services, purchasers are advised to make their own inquiries in this regard.

OVERAGE

The property will be sold subject to overage. The overage will last 25 years.

The overage will reserve 25% of the increase in value arising from any change of use or planning consent. The overage will not trigger in regard any agricultural or equestrian use or development. The overage will not trigger if the use of the chalet as a residential dwelling is regularised, or if planning consent is obtained for it to be replaced with another dwelling. Any other change of use or development (excluding for agricultural or equestrian use), in addition to the chalet (or its' replacement) will trigger the overage. The overage will be due on implementation of planning consent or disposal with the benefit of planning consent. Further details are available from the selling agents.

FENCING

The Purchaser of Lot 2 shall be required to erect and thereafter maintain a post and 3 wire strand fence on the southern, western and northern boundaries within 3 months of completion.

METHOD OF SALE

The chalet, land and buildings are being offered for sale by informal tender. Offers should be submitted using the attached form by no later than **12pm on the 6th September 2023.**

Completed tender forms should be emailed to a.randall@wnott.co.uk or delivered to **Whirledge & Nott, The Estate Office, White Hall, Margaret Roding, Great Dunmow, CM6 1QL.**

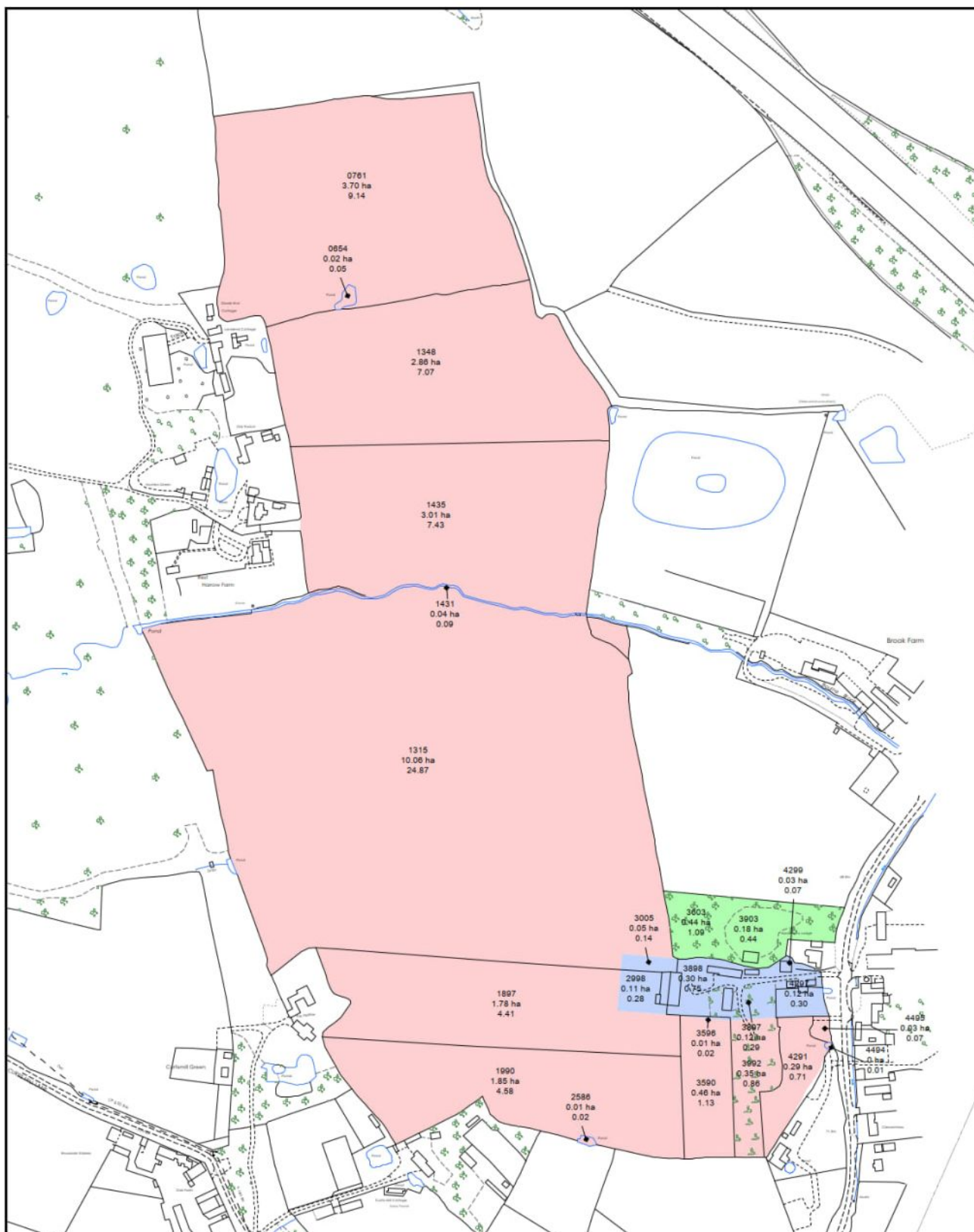
LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.



Land West of Murthing Lane

Location TQ 522 962
Scale 1:4,000 @ A4
Drawing No. W17338-01
Date 26.04.23



**THE
MAPPING
COMPANY**

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