



## Farm Land: Stansted

### CHELMSFORD OFFICE

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

**01245 231123**

For Sale 171.55 Acres / 69.47 Hectares of strategically located land  
available as a whole or in five lots:

- Lot 1 - 12.24 acres shaded blue on the plan - Guide Price:  
Â£175,000
- Lot 2 - 94.83 acres shaded red on the plan - Guide Price:  
Â£975,000
- Lot 3 - 26.43 acres shaded orange on the plan - Guide Price:  
Â£325,000
- Lot 4 - 4.94 acres shaded green on the plan - Guide Price:  
Â£125,000
- Lot 5 - 33.11 acres shaded purple on the plan - Guide Price:  
Â£350,000

Offers to be received by 12 Noon 9th November 2023.



**RICS®**

## DETAILS

### DESCRIPTION

Five strategically located plots of farmland and woodland having potential for a variety of amenity or other rural uses. Available as a whole or in lots:

#### **Lot 1 - 12.24 acres - Guide Price: Â£175,000**

- A block of arable land adjoining Birchanger with frontage to B1383 and Birchanger Lane.
- Shaded Blue on Plan.

#### **Lot 2 - 94.83 acres - Guide Price Â£975,000**

- A block of arable land lying between and connecting Birchanger and Stansted Mountfitchet with frontage to Tot Lane and Forest Hall Road.
- Shaded Red on Plan.

#### **Lot 3 - 26.43 acres Guide Price Â£325,000**

- A block mainly arable land with approximately 2.55ha of designated ancient woodland with frontage to Forest Hall Road.
- Shaded Orange on Plan.

#### **Lot 4 - 4.94 acres - Guide Price Â£125,000**

- A block of level pasture land with frontage to Forest Hall Road.
- A 6m right of access will be reserved over lot 4 from Forest Hall Road to Lot 5 for all purposes at all times.
- Shaded Green on Plan.

#### **Lot 5 - 33.11 acres - Guide Price Â£350,000**

- A level block of arable farmland of mainly grade 2 classification.
- Access reserved over lot 4 to Forest Hall Road for all purposes at all times.
- Shaded Purple on Plan.

### DIRECTIONS

The land is located between Birchanger and Stansted Mountfitchet, Bishop

Stortford lies approximately 3km south west. The land has frontage to several roads.

### **SOILS**

The agricultural land classification is predominantly grade 3 with the majority of Lot 5 being grade 2.

The soils are described as being in the Melford soil association, being of chalky till character.

## **LEGAL**

### **TENURE**

The property is currently occupied by a farm business tenant upon which notice to quit has been served so as to provide vacant possession from October 2024. Details of the Farm Business Tenancy are available on request.

### **TOWN AND COUNTRY PLANNING**

The local planning authority is Uttlesford District Council. The land lies outside but in some cases adjacent to the defined village settlements within the Green Belt. Prospective purchasers must satisfy themselves as to the suitability of the land for their proposed use.

### **OVERAGE**

The Property will be sold subject to overage. The term of the overage will be 40 years. The Vendor will reserve 30% of any uplift resulting from implementable planning for uses other than horticulture, equestrian, forestry and agriculture. The base value for calculating the uplift will be the value at the date of establishing the overage but ignoring the value of the permission obtained. The overage will allow for multiple events, however in that situation any overage already paid will be deducted. The Purchaser will be entitled to deduct reasonably attributable planning costs and other professional fees associated with obtaining the implementable planning consent prior to applying the percentage. The overage will be triggered by implementable planning consent but payable on implementation or sale.

### **BASIC PAYMENT SCHEME AND ENVIRONMENTAL**

The land is sold without basic payment entitlements and is not part of any existing stewardship or environmental agreement.

### **SERVICES**

Prospective purchasers must satisfy themselves as to the location and availability of services.

### **RESTRICTIVE COVENANTS & EASEMENTS**

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

### **MINERAL / SPORTING RIGHTS**

The mineral and sporting rights will be included within the sale, as far as they are available.

### **METHOD OF SALE**

Completed tender forms to be submitted to **Amy**

**Randall** [a.randall@wnott.co.uk](mailto:a.randall@wnott.co.uk) by midday on the **9TH NOVEMBER 2023**.

### **VIEWING**

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.

### **ANTI MONEY LAUNDERING REGULATIONS**

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

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## Land Between Birchanger & Stansted

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