



Farm Land: Stansted

**Guide Price
£175,000**

CHELMSFORD OFFICE

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

01245 231123

Lot 1 amounting to 12.24 acres (4.95 Ha) of strategically located land shaded blue on the attached plan available for sale by Informal Tender.

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

For further information on the other available lots, click here:

<https://www.whirledgeandnott.co.uk/details/4475/>

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.

DIRECTIONS

The land is located between Birchanger and Stansted Mountfitchet, Bishop Stortford lies approximately 3km south west. The land has road frontage.

SOILS

The agricultural land classification is predominantly grade 3.

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 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.

**Whirledge
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