



Farm Land: Tollesbury

Guide Price
£1,200,000

RAYLEIGH OFFICE

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

01268 783377

110.1 acres of arable land in Tollesbury.

Offered as whole or in two lots.

Closing date for offers is 17th November 2023

DETAILS

Hunts Farm, Tollesbury extends to approximately 110.1 acres consisting of eight productive arable fields and a fishing lake.

Lot 1 - 43.9 hectares /108.6 acres arable land and fishing lake - Guide Price Â£1,100,000

Lot 2 - 0.6 hectares / 1.5 acres arable land - Guide Price Â£100,000

DIRECTIONS

The land is located north of the village of Tollesbury and can be accessed from Station Road.

Tollesbury has a range of shops and services including a primary school, public house, corner shop and Tollesbury Harbour.

THE LAND

The land is productive grade 3 arable land farmed under a traditional combinable crop rotation. Soilsmap describes the land as slowly permeable seasonally wet and slightly acid but base-rich loamy and clayey soils.

The fishing lake is fenced and measures approximately 1.8 acres (land and water combined) and can be accessed by farm tracks from Station Road.

TENURE

The land is offered for sale Freehold. It is registered under title EX779445.

The farmland is currently let on a Farm Business Tenancy (FBT). Notice has been served to terminate the FBT on 30 September 2024. The current rent passing is £14,000 per year.

The outgoing tenant would be pleased to be considered for a new tenancy should it suit the purchaser.

The fishing lake is currently let on a licence to a local angling association. The licence fee is £1,500 per year.

TOWN & COUNTRY PLANNING

The land is located in the Maldon District.

Various designations impact parts of the land and neighbouring land including but not limited to Marine Conservation Zone, SSSI, Special Protection Area, Special Area of Conservation and RAMSAR.

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

The land is sold subject to all existing covenants, easements and rights of way.

There are public rights of way that traverse the land, including the coastal footpath.

OVERAGE

Lot 2 and the land hatched blue on Lot 1 will be sold subject to overage. The term of the overage will be 40 years. The Vendor will reserve 25% of any uplift resulting from implementable planning for uses other than horticulture, equestrian, forestry and agriculture. Base value for calculating the uplift will be the value at the date of establishing the overage but in a no scheme world. 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.

BPS

The BPS entitlements are owned and claimed by the tenant. There are no entitlements included with the sale.

CSS

The farmland is under a Countryside Stewardship Agreement. More details are available on request.

SERVICES

Mains water is available at the farm. Prospective purchasers to carry out their own enquiries.

BOUNDARIES, PLACES AND AREAS

The land (except the lake) is unfenced and the purchaser should make themselves aware of the boundaries of the property.

METHOD OF SALE

Completed tender forms to be submitted to **Grace**

Gardiner g.gardiner@wnott.co.uk by midday on the **17TH NOVEMBER 2023**.

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

Viewing of the farmland can take place from the public rights of way. Viewing of the lake is 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.

