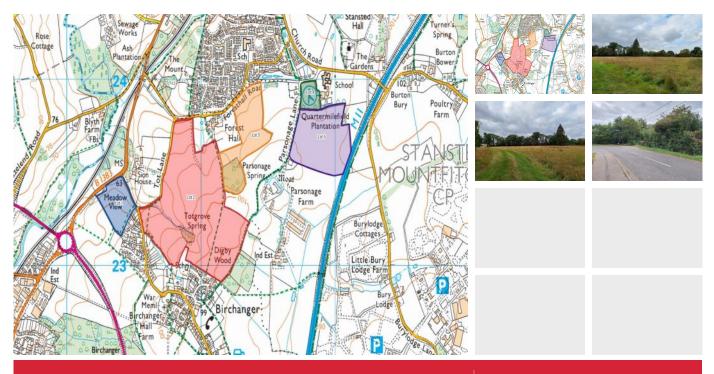


Land • Property • Development



## Farm Land: Stansted

## Guide Price £125,000

# **CHELMSFORD OFFICE**

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

01245 231123

Lot 4 amounting to 4.94 acres (1.99 Ha) of strategically located land shaded green 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

Lot 4 - 4.94 acres - Guide Price £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.

RICS

• Shaded Green 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 posession 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 themsleves 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 & AMP; 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 <u>a.randall@wnott.co.uk</u> by midday on the 9TH NOVEMBER 2023.

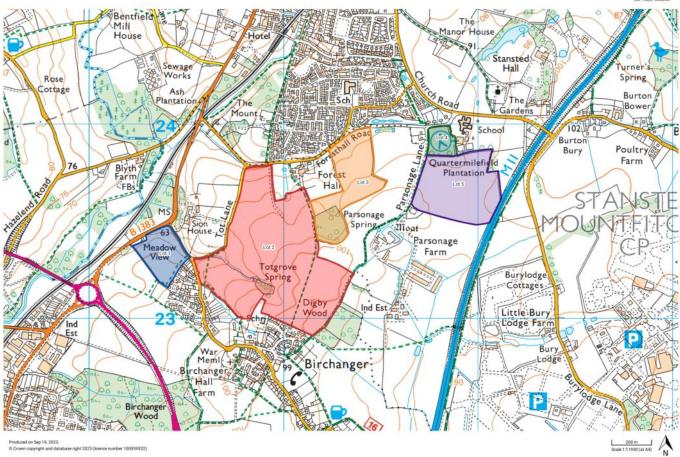
#### VIEWING

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 & Nott