Whirledge & Nott

Land • Property • Development

Equestrian Facility: Langdon Hills, Basildon

Guide Price £2,500,000

CHELMSFORD OFFICE

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

01245 231123

Sutton Hall Farm & Solace is a well located agricultural, equestrain and commercial property offering 3 bed detached dwelling, buildings extending to a total of 27,200 sqft (2,527 sqm), established equestrian facilities and commercial units, scope for alternative uses (subject to planning), totalling approxiamtely 27.37 acres / 11.08 hectares.

Additional Land Available By Separate Negotiation.

DETAILS

Nestled in the highly sought-after area of Langdon Hills, Sutton Hall Farm offers a detached dwelling, existing yard space with a mixture of established equestrian and commercial buildings, and extensive grazing benefitting from far reaching views over the valleys and surrounding fields.Totalling approxiamtely **27.37 acres / 11.08 hectares**.

- 3 bed detached dwelling
- buildings extending to a total of **27,200 sqft (2,527 sqm)**

RICS®

- established equestrian facilities
- establishd commercial units
- existing rental income *contact the agent for further details.*
- scope for alternative uses (subject to planning)

LOCATION

Located in the semi-rural, elevated setting of South Hill outside of Langdon Hills, the property is located in an accessible location with far reaching views of the surrounding countryside. Catering for both commuters and families with access to schools, transportation links, shopping and leisure facilities and accessible walks via Langdon Hills Country Park.

The property is within 1.5 miles of Laindon railway station providing direct C2C rail services to London Fenchurch Street and Lakeside Shopping Centre. The A127 and the A13 are within 3 miles providing easy access to the M25. Southend Airport is approximately a 30 minute drive away.

There are a number of nearby school facilities including the following:

- Horndon on the Hill Church of England Primary
- Lincewood Primary School
- Great Berry Primary School
- Basildon Upper Academy
- James Hornsby School
- St Clere's School

Laindon town centre and Horndon on the Hill are both approximately 1.5 miles away, Basildon town centre, Thurrock, Corringham and Stanford Le Hope are approximately within a distance of 6 miles offering a wider range of shopping, dining, supermarket, community and leisure facilities.

Post Code: SS16 6JD

What3words: ///wire.global.tops

ACCESSIBILITY

The property is accessed via a gated entrance direct from South Hill, into a yard area providing ample parking for several vehicles.

SOLACE FARM HOUSE

Ground Floor

- Entrance Hall: UPVC D/G front door, Amtico flooring, built-in storage cupboard, stairs to first floor.
- Living Room: Dual aspect with 2 x UPVC D/G, Amtico flooring, French doors to the garden, tiled hearth with log burner.
- Kitchen: UPVC D/G window and door to the back garden, tiled flooring, wooden fitted units with laminate worktop over, electric oven with extractor hood.
- Dining Room: UPVC D/G window, tiled flooring.
- Bathroom: UPVC D/G window with obscured glass, fitted bath with separate shower cubile, tiled floor and walls, electric mirror, heated towel rail, sink and toilet.
- Bedroom 1: UPVC D/G window, Amtico flooring.
- En-Suite: UPVC D/G window with obscured glass, tiled floor and walls, recessed shower cubicle, electric mirror, heated towel rail, sink and toilet.

First Floor

- Substantial landing with versatile alcoves.
- Bedroom 2: Dual aspect with 2 x dormer UPVC D/G windows & carpet flooring.
- Bedroom 3: Dual aspect with 2 x dormer UPVC D/G windows.
- Bathroom: Dormer UPVC D/G window, sink, shower cubicle, toilet, tiled floor and walls, electric mirror, extractor fan.

Detached Utility

- Timber built with 2 x UPVC D/G windows and wooden door.
- Washer dryer connection points, wooden fitted units with stainless steel sink and laminate worktop over.
- Ground Source Heating System.

Garden

- Fenced garden laid to grass.
- Decking area with far reaching views overlooking the Menage, surrounding paddocks and valleys.

SUTTON HALL UNITS & EQUESTRIAN BUILDINGS

(See Accompanying Building Reference Plan For Numbering)

Lock Up Unit (No. 1)

49 sqm / 527 sqft

Electric, roller shutter door, concrete floor, brick-built with tiled roof, security doors.

Lock Up Unit (No. 2)

131 sqm / 1410 sqft

Timber framed with brick cavity wall construction, wooden double doors, roller shutter manual door, concrete floor, tiled roof.

Agricultural Workshop & Storage (No. 3)

665 sqm / 7157 sqft

Brick-built agricultural building with asbestos cladding and roof, two manual roller shutter doors, pedestrian security door. Internal breeze block partitions to provide internal store, ceramic butler sink, with further mezzanine floor providing storage / office with UPVC D/G window overlooking internal space.

Lock Up Unit (No. 4)

68 sqm / 731 sqft)

Electric roller shutter doors, brick-built with concrete floor, tiled roof, window, metal pedestrian security doors.

Lock Up Unit (No. 5)

64 sqm / 688sqft

Electric roller shutter doors, brick-built with concrete floor, tiled roof, metal pedestrian security doors.

Commercial Unit (No. 6 & 7).

Built in 2020, steel portal framed building, corrugated steel clad, with concrete footings, one electric roller shutter door with one pedestrian security door.

3-Phase electric

Split to provide 4 commercial units:

Unit 6: 151 sqm / 1625 sqft

Electric roller shutter door and pedestrian security door. Previously used as a gym with self-contained, male and female changing rooms with tiled walls & floors, shower cubicles with sink. Storage room and stairs to a mezzanine floor with two offices with two UPVC D/G windows overlooking internal areas and laminate flooring with stainless steel sink.

Unit 7: 278 sqm / 2992sqft

Electric roller shutter door and pedestrian security door. Divided to provide 3 storage / workshop units.

Stable Block & Store (No. 8 & 9)
133 sqm / 1431 sqft
Brick built with tiled roof, with wooden doors, single phase lighting. Two tack/welfare rooms. Ten stables with concrete flooring.

Stable Block / Storage (No. 10)
187 sqm / 2012 sqft
Brick-built with concrete floor and corrugated asbestos roof with brick and internal partitions with pedestrian access doors. Three brick built store rooms. Electric, water tap.

Stable Block (No. 11)
236sqm / 2540 sqft
Brick built with sliding wooden door access, concrete floor, corrugated asbestos roof, with brick internal partitions, manual roller shutter door, UPVC D/G pedestrian door at the rear, separate sink. Providing 9 stables, tack room, toilet. Electric and water.

Former Cattle Pens (No. 12)
156 sqm / 1679 sqft
Brick-built former cattle pens / milking parlour with concrete floor and corrugated asbestos roof. Externally accessed 2 x male toilets & sink, 2 female toilets & sink.

Hay / Feed Store (No. 13)
18 sqm / 193 sqft
Brick and rendered with corrugated tin roof, brick floor and walls.

Games Room (No. 14)
96 sqm / 1033 sqft
Brick built with concrete floor, tiled roof, D/G windows.

Covered Yard / Former Dairy Barn (No. 15)
237 sqm / 2551 sqft
Steel framed and brick construction with corrugated asbestos roofing, with partially covered and open area with potential for partitioning the yard further.

Office / Store Grain Store (No. 16)
58 sqm / 626 sqft
Brick built and split over two floors.

Menage (No. 17)
Approximately 60m x 20m

GRAZING LAND
The grazing land is immediately accessible from the farmyard and divided

into grazing paddocks.

ADDITIONAL LAND AVAILABLE - £135,000

0.51Ac of grazing land with road frontage to South Hill available by separate negotiation. Highlighted red on the attached plan.

Suited to a variety of uses subject to the necessary planning consents.

LEGAL

SERVICES

We have been informed:

- Solace has ground source heat pump heating and Klargester drainage.
- Sutton Hall Farm has one mains supply water meter to the farm and Solace.
- There are electric sub-meters installed for the units and Solace, excluding Stable Block 1.
- The farm has video security systems in place.
- There is a toilet block with two male and female toilets each with two cess pits for drainage.
- Interceptor tanks have been installed for yard and rain collection with oil separators.

Prospective purchase must satisfiy themselves in regard the availabilty and suitablity of all services.

COUNCIL TAX BAND

The property is assessed as Council Tax Band E.

EPC

The property is classed as Band D.

TOWN PLANNING

The Local Planning Authority is Thurrock Council.

Prospective purchasers must make their own enquiries as to the suitability of the property for their intended uses.

- 25/00331/FUL - (Retrospective) Change of use of agricultural building to a Gym (Use Class E (d)) and Van Repairs (Use Class B2) with ancillary parking and access - Granted 25/09/2025.

EXISTING OCCUPIERS

The property is being sold freehold, subject to the ongoing occupations and leases. Contact the agents for details of the current agreements in place.

RIGHTS OF WAY, RESTRICTIVE COVENANTS AND EASEMENTS

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not. There will be a restriction preventing the transfer, novation or sub sale of the property prior to completion.

No public rights of way cross the property.

OVERAGE

The property is being offered for sale without Overage.

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.

Sutton Hall Farm & Lot D, Langdon Hills,
Basildon, SS16 6JD

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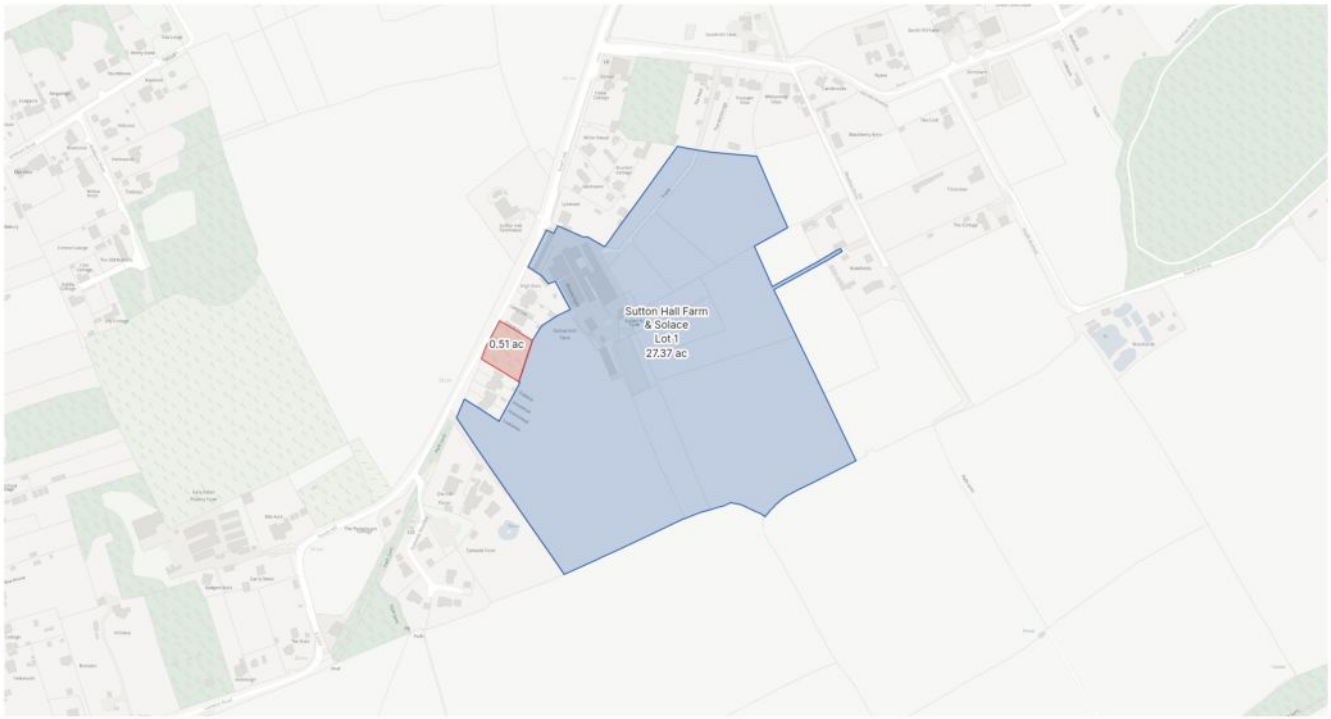

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100 m
Scale 1:5000 (at A4)

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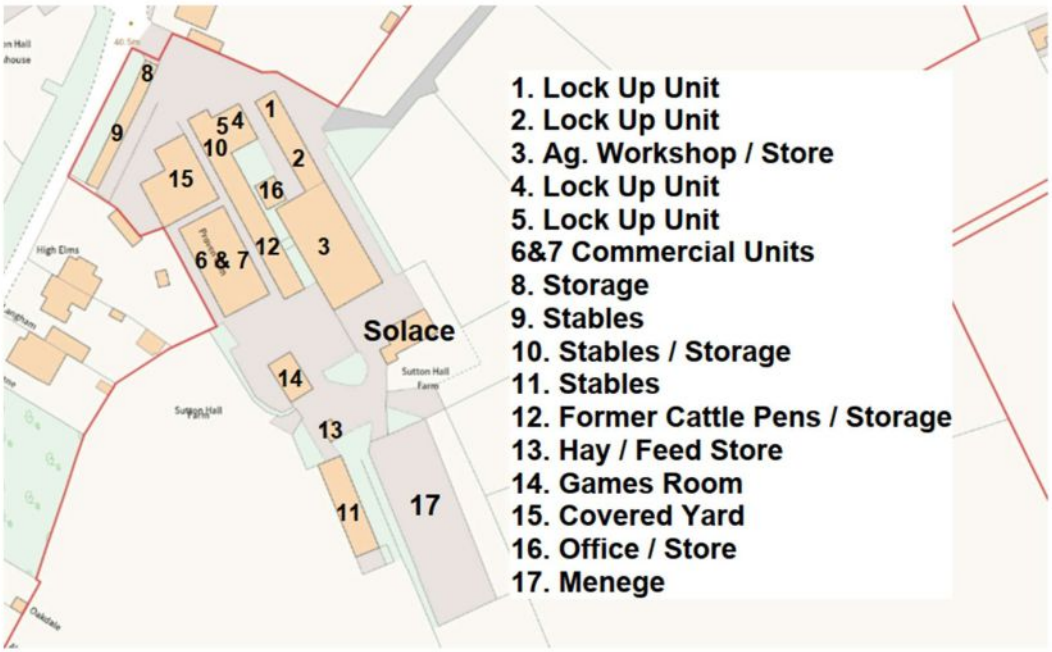
Sutton Hall Units & Equestrian Buildings



No. on Plan	Name / Use	Sqm	Sqft
No. 1	Lock Up Unit	49 sqm	527 sqft
No. 2	Lock Up Unit	131 sqm	1410 sqft
No. 3	Ag. Workshop / Store	665 sqm	7157 sqft
No. 4	Lock Up Unit	68 sqm	731 sqft
No. 5	Lock Up Unit	64 sqm	688 sqft
No. 6	Former Gym / Unit	151 sqm	1625 sqft
No. 7	Workshop / Storage Unit	278 sqm	2992 sqft
No. 8 & 9	Stables & Storage	133 sqm	1431 sqft
No. 10	Stable	187 sqm	2012 sqft
No. 11	Stable	236 sqm	2540 sqft
No. 12	Former Cattle Pens / Storage	156 sqm	1679 sqft
No. 13	Hay / Feed Store	18 sqm	193 sqft
No. 14	Games Room	96 sqm	1033 sqft
No. 15	Covered Yard	237 sqm	2551 sqft
No. 16	Office / Store	58 sqm	626 sqft
No. 17	Ménage	60m x 20m	196 sqft x 65

Total Excluding Ménage: 2,527 sqm / 27,200 sqft
All measurements are approximate