Whirledge & Nott

Land • Property • Development

Farm Land: Langdon Hills, Basildon

Guide Price £440,000

CHELMSFORD OFFICE

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

01245 231123

Sutton Hall Farmland extends to 21.94 acres (8.88 hectares) of pasture in the sought-after Langdon Hills area.

- **Productive grazing land with potential for a range of agricultural, equestrian, leisure, conservation and amenity uses, subject to the necessary consents**
- **Spectacular far-reaching views towards the Thames Estuary**
- **No public rights of access**
- **Excellent access to Basildon, Brentwood, A13 and A127**

Further adjoining property also available:

- **Sutton Hall Farmhouse** - 5 bed detached dwelling.

RICS®

DETAILS

A rare opportunity to acquire an elevated block of pasture and woodland within the highly regarded Langdon Hills area, enjoying spectacular far-

reaching views across the Essex countryside towards the Thames Estuary with no public rights of access.

Extending to approximately **21.94 acres (8.88 hectares)** in total, the land occupies a striking position to the southwest of Billericay within an area renowned for its rolling landscape, woodland and open countryside.

The property comprises productive grazing land, creating a highly attractive holding with considerable amenity appeal and excellent accessibility to Basildon, Billericay, Brentwood and the A127.

The surrounding Langdon Hills area is recognised as one of the highest points in south Essex, offering panoramic viewpoints, extensive countryside walks and a desirable semi-rural setting.

The land is considered suitable for a range of agricultural, equestrian, leisure, conservation and amenity use, together with longer-term strategic potential for alternative uses, subject to obtaining the necessary planning permissions and statutory consents.

Approximately 21.94 acres (8.88 hectares) - Guide Price £440,000

Edged red on the plan this is a block of hay / grazing pasture with road frontage to south Hill / B1007 with elevated views and amenity appeal.

Road access is from South Hill / B1007 at What3Words: ///hogs.hurt.organs

LEGAL

TENURE

The property will be sold with vacant possession upon completion.

TOWN AND COUNTRY PLANNING

The local planning authority is Thurrock Council.

All the land is designated as lying within the Green Belt.

The land may benefit from Permitted Development rights, subject to the usual criteria and any necessary consents.

Prospective purchasers must make their own inquiries as to the likelihood of obtaining planning consent for any proposed use.

RESTRICTIVE, COVENANTS, EASEMENTS AND RIGHTS OF WAY

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

No public rights of way cross the land.

SERVICES

There are no services attached to the land. Rights for services may need to be reserved over adjoining lots.

OVERAGE

All land will be sold subject to overage. The term of the overage will be 25 years. The Seller reserves 25% of any uplift in value resulting from any change of use or implementable planning. The overage will not trigger for horticulture, equestrian, forestry, or agriculture uses. It will trigger if any use that enables independent residential habitation. The overage may be triggered multiple times.

Purchasers advised to confirm the suitability of their funding for this clause.

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.

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.

Land at Langdon Hills, Basildon, SS16 6JD

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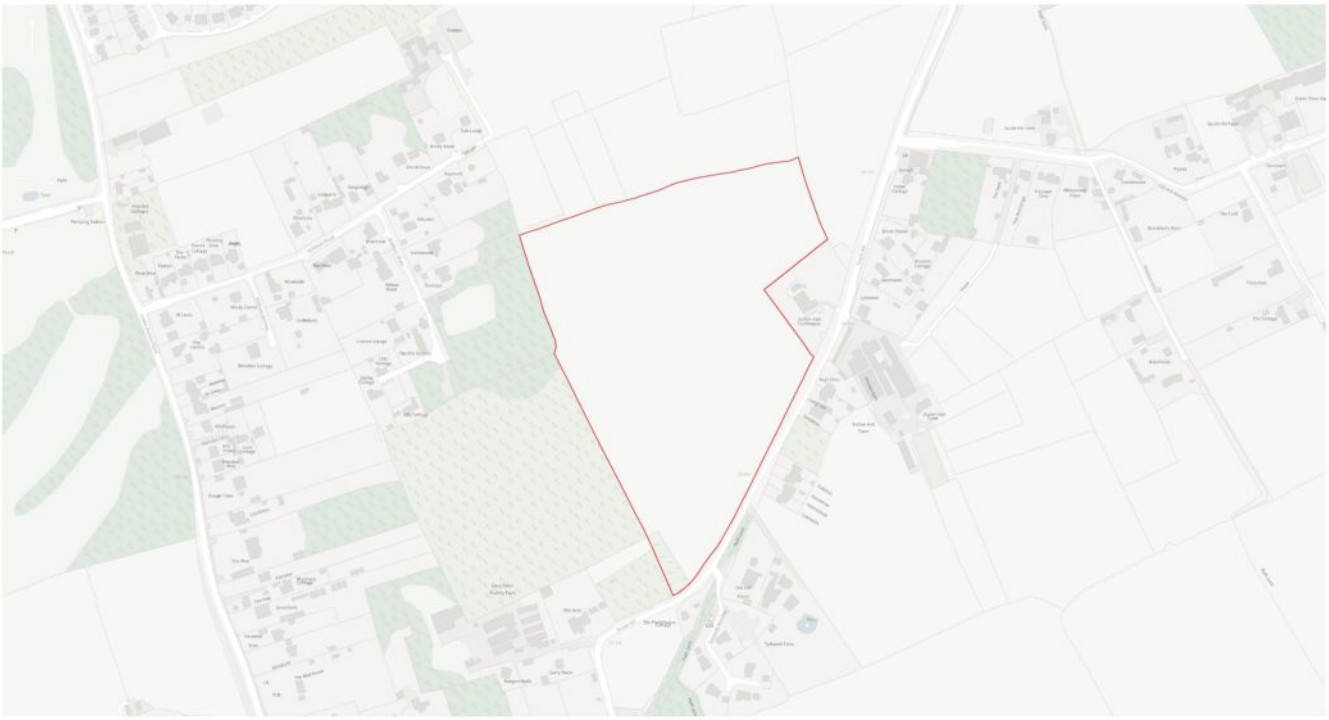

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100 m
Scale 1:5000 (at A4)

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