



**Land: Chelmsford**

**Guide Price  
£1,200,000**

## CHELMSFORD OFFICE

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

**01245 231123**

## FOR SALE BY AUCTION 29TH JULY 2020

A range of agricultural and equestrian buildings with adjoining livery yard and menage located near the centre of Broomfield, providing scope for alternative uses (subject to planning) with adjoining grazing land and telecommunications mast, extending in all to approximately 49 acres (19 Hectares).

## DETAILS

### DIRECTIONS

The property is accessed from Main Road Broomfield via a Right of Way over Saxon Way directly to Roselawn Farm, the property is located within 1.5 miles of Chelmsford City Centre as the crow flies.

Chelmsford offers a direct rail to London Liverpool Street within approximately 35 minutes and offers a wide range of facilities including a shopping, restaurant and cinema complex.

The property is located approximately 18 miles from Stansted Airport and

within 4 miles of the A12, providing routes north to Colchester (approximately 24 miles) and south to Brentwood and the M25.

### **FARMYARD**

The property operates as a DIY livery with capacity for around 20 horses. The livery includes a menage and lunging arena. The former farm buildings are also utilised for commercial storage and workshop uses. There is approximately 20,000sqft of building.

### **THE LAND**

The land is divided into several grazing paddocks. The lower lying paddocks bound the River Chelmer and offer summer grazing.

### **TELEPHONE MAST**

The property includes a telecommunication mast current operated by Arqiva Ltd at a rent of Â£6,800pa.

### **TENURE**

The property is being sold freehold, subject to the ongoing occupations and leases. Details of the current occupations is set out in the legal pack.

### **TOWN & COUNTRY PLANNING**

The local planning authority is Chelmsford City Council.

The property has the benefit of a CLEUD (ref: 09/00440/CLEUD) for the use of land and buildings as a goods vehicle operating centre with associated vehicle repair and servicing.

Interested parties must make their own inquiries with Town Planning advisers and/or Chelmsford City Council as to the scope for alternative uses.

### **RESTRICTIVE COVENANTS, EASEMENTS AND ROW**

The property is accessed over neighbouring land via Saxon Way.

There are easements in place for an underground electricity cable, mains sewer and gas pipeline.

Purchasers must satisfy themselves as to the availability of rights for access and services for their proposed use.

### **BASIC PAYMENT SCHEME**

The land is registered for the Basic Payment Scheme. An appropriate number of entitlements will be transferred on completion to the new owner at the current market value as assessed by the vendor's agent. VAT will be payable on the price of the entitlements.

### **SERVICES**

We understand the property benefits from electricity, mains water and

private drainage. Prospective purchasers must however, make their own enquires as to the availability and suitability of services.

### **OVERAGE**

The property is being sold subject to an overage condition, whereby 25% in any increase in value derived from planning permission on the buildings and land within 25 years, will be payable to the vendor for uses.

## **LEGAL**

### **AUCTION LEGAL PACK**

The property is offered for sale by Auction in conjunction with joint auctioneers Dedman Gray. A legal pack with auction conditions is available by registering your interest at: <http://www.dedmangray.co.uk/auction/>

### **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.

### **HEALTH AND SAFETY**

Given the potential hazards of the outbuildings, all viewings must be accompanied. 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.

## **JOINT MARKETING**

**DEDMAN GRAY AUCTIONS**  
**01702 311010**

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