



Land: Ingatestone

£345,000

CHELMSFORD OFFICE

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

01245 231123

A single block of arable land extending to 13.9 hectares (34.35 acres) located adjacent to Ivy Barns Lane, close to Mill Green, Ingatestone, Essex. The land has been used for arable combinable cropping with potential for alternative agricultural, horticultural or equestrian uses. The land is large enough to enjoy permitted agricultural development rights.

Best and final offers by 5pm 4th June 2020.

DETAILS

Location

The land is situated close to the village of Mill Green, which is south of Chelmsford City. The land has considerable frontage and access to Ivy Barns Lane.

Description

The land is shown on the MAFF (now DEFRA) land classification as being Grade 3 (good to moderate).

The land has been used by the current owner for growing combinable crops.

The field has the benefit of land drainage.

The land is registered for the Basic Payment Scheme (see further details below).

There are various wayleaves and easements effecting the property (see details below).

Method of Sale

The land at Ivy Ban Lane is being offered for sale by private treaty.

Tenure and Possession

The property is being offered for sale freehold with vacant possession.

Please note, the property being sold forms most of a larger field, part of which is being retained by the Vendor. The Vendor shall be responsible for erecting and maintaining a stock proof fence on the common eastern boundary of the sale property. Such fence is to be erected within three months of completion. The fence will lie to the west of the public footpath.

Exchange and Completion

Exchange of contract is to take place within 28 days of issue of draft contracts by the vendor's solicitor.

Completion to take place within 28 days of exchange, or earlier by agreement.

Overage

The Property is being sold subject to an overage agreement, whereby 20% of any uplift in value derived from planning permission within 20 years will be payable to the vendor for any uses allowing more than one dwelling. Non-agricultural uses and non-equestrian uses will be permitted on the land subject to obtaining the appropriate planning consents.

Growing Crop

Dependent on timings:

1. The Vendor will have the right to manage the growing crop through to harvest 2020.
2. The Purchaser may opt to buy the growing crop on completion at a figure to be assessed by the Vendor's agent, which may include a figure for enhancement.
3. The Purchaser may take early entry following exchange of contracts and the payment of an additional 10% deposit.

Sporting Mineral Rights and Timber

The sporting mineral rights are included in the sale as far as they are owned.

Basic Payment Scheme

The land is registered for the Basic Payment Scheme. An appropriate number of entitlements will be transferred on completion as part of the purchase price at a figure assessed by the Vendor's agent. VAT will be payable on the price of the entitlements.

The Purchaser will indemnify the Vendor against any claims or penalties arising from the use of their land after completion through to 31st December 2020.

VAT

The sale price of the land is exclusive of VAT.

Wayleaves, Easements and Rights of Way

The property is sold subject to any easements, quasi easements, wayleaves or rights of way, whether mentioned in these particulars or not. Your attention is drawn to the following:

- Public Right of Way - There is a public footpath running along the sale boundary between Ivy Barn Lane and Mill Green Lane.
- Electricity Poles - UK Power Networks have wayleave access to a number of electricity poles located on the land.

Town & Country Planning / Local Authority

The local authority is Brentwood Borough Council.

The land is within the Metropolitan Green Belt.

Purchasers must satisfy themselves as to the suitability of the property for their proposed use(s).

Health and Safety

Given the potential hazards of the working farm, all viewings must be accompanied. Viewing is by strict appointment with Whirledge & Nott, 02145 231123

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

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.

VIEWINGS DURING COVID-19

In accordance with Government Guidance, we are no longer conducting guided viewings. Please contact **Amy Randall** on **07918828851** for further information on viewing arrangements for this property during this period of uncertainty.

All members of the public wishing to view properties² must follow Government Guidance on social distancing whilst attending properties².

**Whirledge
&Nott**

Land • Property • Development

The map displays a large, irregularly shaped plot of land outlined in red. The plot is situated in a rural area with various features and landmarks. To the north of the plot, there is a road labeled 'High Woods' and a 'Footbridge'. To the east, a road labeled 'Finches Spring' runs parallel to the plot's boundary. The plot itself is bordered by a red line, with several points marked along its perimeter: '64.0m' at the top right, '120m' on the right side, '71.9m' on the left side, and '72.8m' at the bottom left. The plot is surrounded by fields, some of which are labeled 'Long Meadow' and 'Pond'. A 'Spring' is also marked near the bottom left corner of the plot. The map includes a scale bar at the bottom left, indicating distances of 0m, 50m, and 100m. The map is titled 'High Woods' in the top left corner.

