

EDWINS HALL FARM

Woodham Ferrers



**WHIRLEDGE
& NOTT**

CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

JOHN D WOOD & CO.



House



Cottage



Grain Barn



Farm Building

EDWINS HALL FARM

EDWINS HALL ROAD, WOODHAM FERRERS, ESSEX

Edwins Hall Farm is available as a whole or in 7 separate lots.

A magnificent opportunity to acquire a former Livestock and Arable Farm comprising Five Bedroom Farmhouse, Three Bedroom Cottage, 2 sets of Extensive Outbuildings and up to 180 acres. The properties are situated in a stunning elevated position enjoying far reaching countryside views and offer excellent potential for improvement subject to the necessary planning consents.

The property is to be sold by private treaty but with a closing date of 12 noon on Friday 7th March 2008.

FREEHOLD FOR SALE

GUIDE PRICES

LOT 1: EDWINS HALL FARMHOUSE WITH FARMBUILDINGS AND OVER 21 ACRES - OFFERS IN EXCESS OF £925,000

LOT 2: EDWINS COTTAGE WITH FARMBUILDINGS AND OVER 11 ACRES - OFFERS IN EXCESS OF £700,000

LOT 3: ACCOMMODATION LAND WITH DILAPIDATED STORE (0.16 ACRES) - OFFERS IN EXCESS OF £25,000

LOT 4: 37.86 ACRES OF ARABLE LAND - OFFERS IN EXCESS OF £150,000

LOT 5: 27.45 ACRES OF ARABLE LAND - OFFERS IN EXCESS OF £135,000

LOT 6: 40.76 ACRES OF PASTURE LAND - OFFERS IN EXCESS OF £155,000

LOT 7: 42.04 ACRES OF PASTURE LAND - OFFERS IN EXCESS OF £150,000

GUIDE FOR THE WHOLE - OFFERS IN EXCESS OF £2,240,000

JOHN D WOOD & CO.

80-86 New London Road
Chelmsford
Essex CM2 0PH

Telephone: 01245 344222

Facsimile: 01245 344022

e-mail: crowe@johndwood.co.uk

www.johndwood.co.uk

SUBJECT TO CONTRACT

**WHIRLEDGE
& NOTT**

CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

The Black Barn, Lubards Lodge Fram
Hullbridge Road
Rayleigh SS6 9QG

Telephone: 01268 783377

Facsimile: 01268 783388

e-mail: rayleigh@whirledgeandnott.co.uk

www.whirledgeandnott.co.uk

SITUATION

Edwins Hall Farm is situated in a stunning elevated position enjoying wonderful countryside views off a narrow lane outside the village of Woodham Ferrers. South Woodham Ferrers new town lies approximately two miles to the south and has a station leading to London Liverpool Street via Wickford. The county town of Chelmsford is approximately twelve miles distant, and is accessible via the new A130 dual carriageway which also links to the A127, A13 and A12 (all providing dual carriageways to the M25 and London). The county town of Chelmsford offers an extensive range of shops, schools and social facilities. Danbury to the north also provides excellent schools and further facilities can be found in Wickford and South Woodham Ferrers.

LOT 1 EDWINS HALL FARMHOUSE, FARMBUILDINGS AND LAND

A five bedroom farmhouse with far reaching views with over twenty one acres and extensive farm buildings which include a modern **Grain Store, further storage buildings and three stables.**

ACCOMMODATION

A small porch gives access to the entrance hall with staircase rising to the first floor and doors leading to the principal reception rooms. The **Drawing Room** measures 18'11 x 14'2. The main feature being a large picture window providing wonderful southerly views to the front. There are exposed wooden floorboards and an open red brick fireplace. The **Dining Room** looks out to the rear of the house measuring 13'1 x 12'7 and again has an open red brick fireplace and gives access to **Rear Lobby** and **Walk-In Pantry** with slate shelves. From the rear lobby there is a **Laundry Room** 8'1 x 7'11 and **Kitchen** 11'10 x 7'5. The **Sitting Room** to the front of the property again benefits from lovely countryside views through a deep bay window and also has an open fireplace with bookshelves both sides and wooden floorboards.

The five bedrooms on the first floor all benefit from countryside views. **Bedroom One** (11'6 x 9'3) has a southerly aspect and Victorian style fireplace. **Bedroom Two** (14'2 x 12'3) enjoys a southerly aspect. There is a useful **Box Room** (7'5 x 3'4). **Bedroom Three** measures 14'2 x 11'6 and has fitted wardrobes. **Bedroom Four** (11'6 x 11'6) has views out to the rear. **Bedroom Five** (11'3 x 7'8) includes the airing cupboard and there is a **family bathroom** and separate **cloakroom** off the rear landing.

OUTSIDE

The gardens to the house are neatly maintained and principally laid to lawn with mature hedging to the boundaries. The garden includes **greenhouses, garden sheds** and a **former orchard** that backs onto farmland. The buildings include two **large portal frame open fronted barns** providing approximately 1970 sq ft and 3750 sq ft of storage respectively. A **stable block with three stables** and **tack room** adjoins one of the barns and next to these is a **workshop/garage**. The principal outbuilding is a recently constructed **Grain Store** providing over 7,000 sq ft of storage. There are two oil tanks one for white diesel and the other for red. Next to the farmhouse is a **double garage** with electric up and over doors.

The farmyard gives access to the fields which include fenced pasture and open arable land.

The lot provides a total of approximately 21.62 acres.

LOT 2 EDWINS HALL COTTAGE, FARM BUILDINGS AND 11 ACRES

Comprising a Three Bedroom Detached Farm Cottage with extensive farm buildings and pasture land.

ACCOMMODATION

The front porch leads to the hallway with doors to the Sitting Room and Dining Room. The **Sitting Room** (10'4 x 12'2) has wooden floorboards and exposed ceiling timbers and an open fireplace with double doors through to the Conservatory and an open entrance through to the Kitchen. The **Conservatory** (14'5 x 10'10) has patio doors out to the side garden and lovely countryside views. The **Kitchen** (11'9 x 6'9) is fitted with work surfaces to two walls with cupboards beneath, space for cooker and washing machine, eye level units and outlook to the rear. Rear hall with staircase to first floor and door leading out to the rear garden and doors to dining room and bathroom. **Bathroom** including three piece suite with wc, wash basin and bath. The **Dining Room** measures 10'4 x 12'3 and also benefits from an open fireplace, wooden floorboards and exposed ceiling timbers and windows to two aspects.

From the first floor landing there are three bedrooms including **Bedroom One** 12'2 x 10'5 (maximum floor area) with views to two aspects and clothes cupboard. **Bedroom Two** 10'11 x 9'5 has southerly views and clothes cupboard. **Bedroom Three** 11'9 x 9'7 has farmland views to the rear and airing cupboard.

OUTSIDE

A lawned garden bordered by hedging and wall including two garden sheds and oil tank. The farm buildings comprise **former Dairy Unit** giving approximately 9300 sq ft of covered space in addition to a further **Barn** providing approximately 3500 sq ft with a wide concrete apron, yard and silage clamp. The farm buildings border onto largely fenced pasture. The Lot provides a total of approximately 11.5 acres.

LOT 3 ACCOMMODATION WITH DILAPIDATED STORE

A small parcel of largely unused accommodation land with a dilapidated farm building which might be useful for the buyer of either Lot 1 or Lot 2.

The Lot provides a total of approximately 0.16 acres.

LOT 4 37.86 ACRES OF ARABLE LAND

A large elevated field under arable cultivation with extensive frontage to Edwins Hall Road.

The overall area of the lot total 37.86 acres.

The Rural Land Registry Plan refers to 37.36 acres.

LOT 5 27.45 ACRES OF ARABLE LAND

A large field with long frontage to "The Street" which is the main road from South Woodham Ferrers. The land is under arable cultivation.

The total area of the field is 27.45 acres.

The Rural Land Registry Plan refers to 28.02 acres.

This lot will be sold subject to a retention of development clause such that if within 30 years of the sale planning consent is achieved for development other than agriculture, forestry, horticulture or equestrian use then the vendor will benefit from 25% of the increase in value of his property over the existing use value in a no scheme world. If such planning consent is achieved then payment will be made on sale or implementation or within 2 years of achieving planning consent whichever is the sooner.

LOT 6 40.76 ACRES OF PASTURE LAND

A large elevated block of pasture land divided into two main paddocks with extensive frontage to and access from Edwins Hall Road.

The overall area of the Lot is 40.76 acres.

The Rural Land Registry Plan refers to 40.75 acres.

LOT 7 42.04 ACRES OF PASTURE AND ASSOCIATED LAND

A useful and elevated undulating block of pasture land accessed via a private road leading from Edwins Hall Road. The road is subject to rights of way benefiting adjoining owners.

The overall area of the Lot is 42.04 acres.

Rural Land Registry Plan refers to 41.34 acres.

LOCAL AUTHORITY: Chelmsford Borough Council 01245 606606

COUNCIL TAX BANDING: Edwins Hall Farm: Band H

Edwins Hall Cottage: Band C

TENURE AND POSSESSION: The property is for sale freehold with vacant possession.

HOLDOVER: The vendor will retain a holdover on the arable crop until harvest 2008 rather than charge tenant right and will reserve the right to use the grain barn for storage of crops until the 31st October 2008.

SINGLE PAYMENT SCHEME: All of the farmland is registered on the Rural Land Registry. The last entitlement statement provided by the Rural Payments Agency (9th May 2007) refers to the following entitlements:-

Non SDA set aside	16.36 units	£31.12 per unit.
Protein premium	28.25 units	£37.66 per unit.
Energy premium	47.5 units	£30.50 per unit.
Non SDA	188.13 units	£323.74 per unit.

The entitlements referred to relate to a larger farm area (including retained land). The vendor will undertake to apportion the entitlements across the farm as a whole and allocate appropriate entitlements to the purchasers of the farmland pro rata according to area if the purchaser wishes to receive entitlements.

FENCING: The buyer of Lot 2 will be responsible for erecting a stock proof fence between the points A and B on the plan within 6 months of completion.

SPORTING, MINERALS AND TIMBER: Insofar as they are owned by the vendor, rights to sporting, timber and minerals are included in the sale.

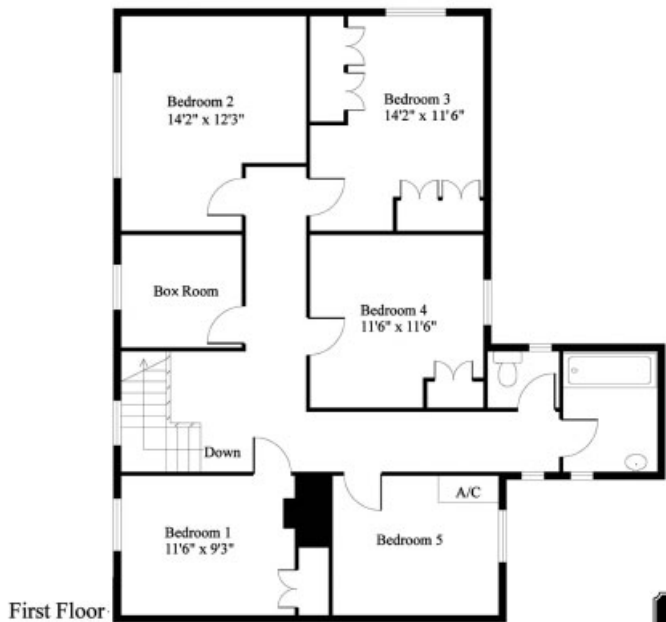
WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

VIEWINGS: Strictly by appointment with the Joint Sole Agents: WHIRLEDGE AND NOTT on 01268 783377 AND JOHN D WOOD & CO on 01245 344222. Prior to making an appointment to view the vendor's agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with the vendors agents in order that you do not make a wasted journey. Viewing of the property is entirely at the risk of the enquirer, neither the vendor nor the vendor's agents accept any responsibility for any damage, injury or accident during viewing.

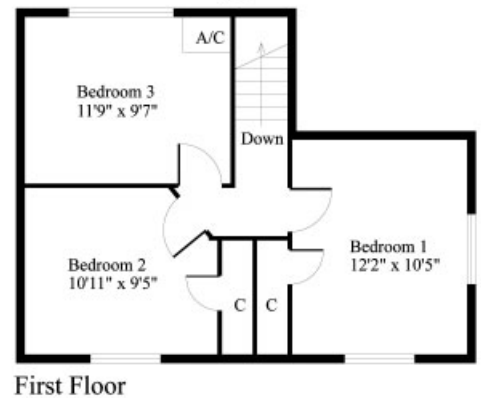
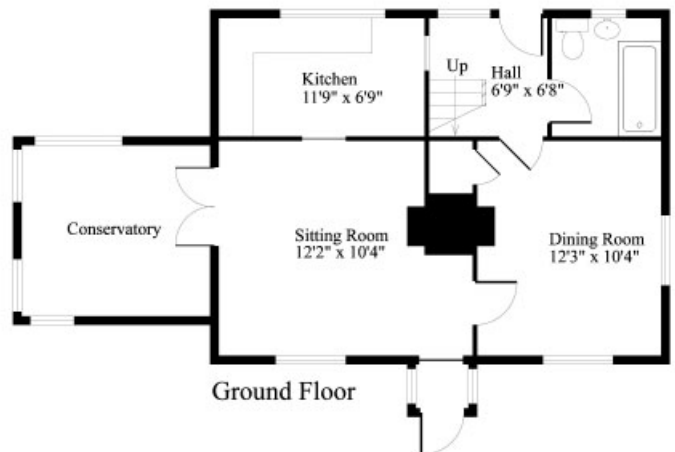
Notice is hereby given to anyone reading these particulars that:-

- i) This material is protected by the laws of copyright. The owner of the copyright is John D Wood & Co and Whirledge and Nott. This property sheet forms part of our database, and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission;
- ii) the particulars do not constitute part of an offer or contract;
- iii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact;
- iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact;
- v) nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order;
- vi) all measurements are approximate.

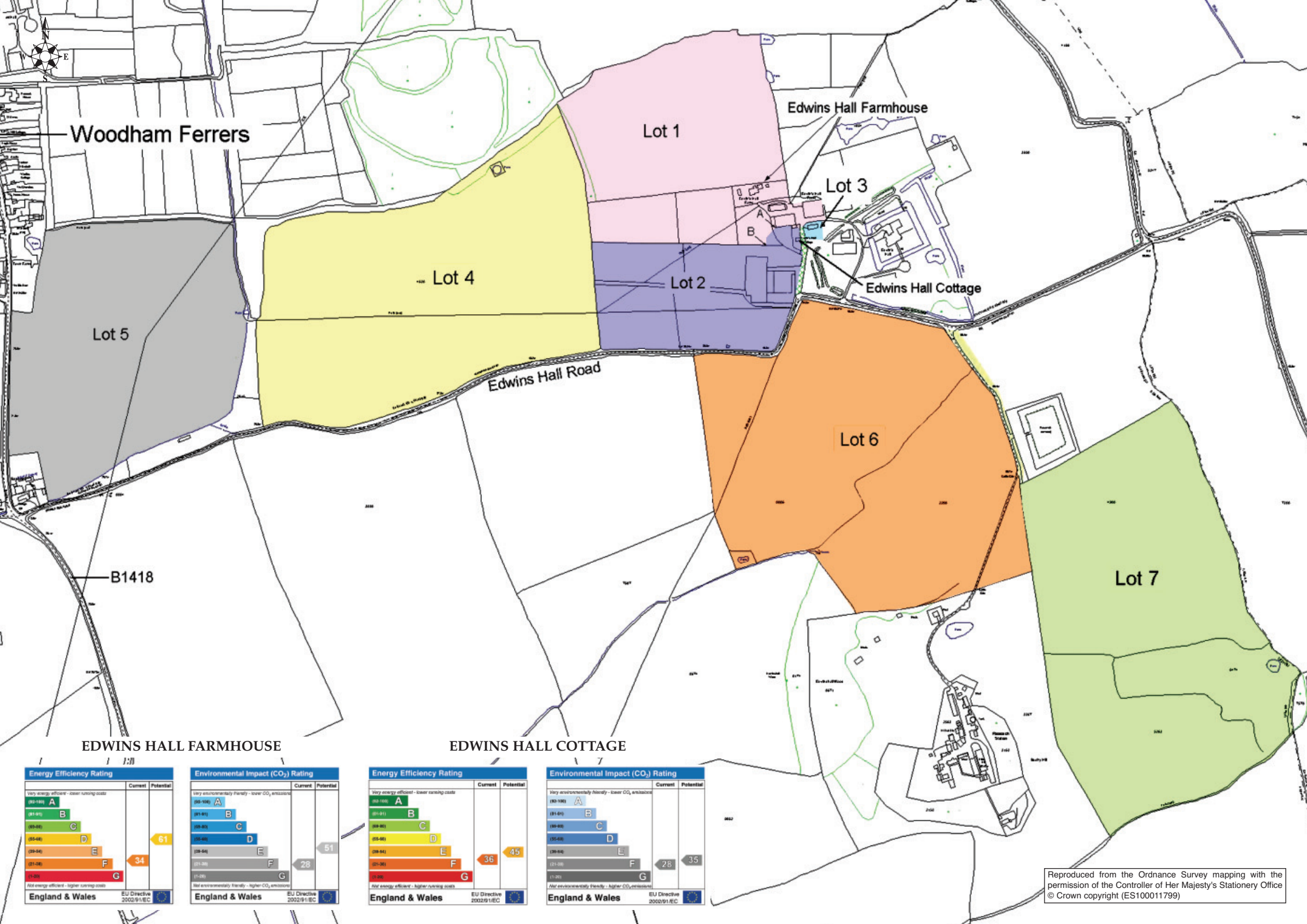
Edwins Hall Farmhouse



Edwins Hall Cottage



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only .



Woodham Ferrers

Edwings Hall Farmhouse

Lot 3

Edwings Hall Cottage

Lot 1

Lot 4

Lot 2

Lot 6

Lot 7

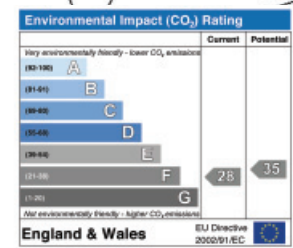
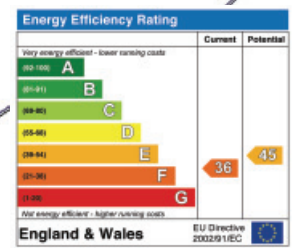
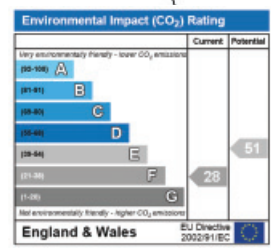
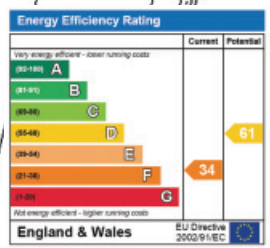
Lot 5

Edwings Hall Road

B1418

EDWINS HALL FARMHOUSE

EDWINS HALL COTTAGE



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright (ES100011799)

