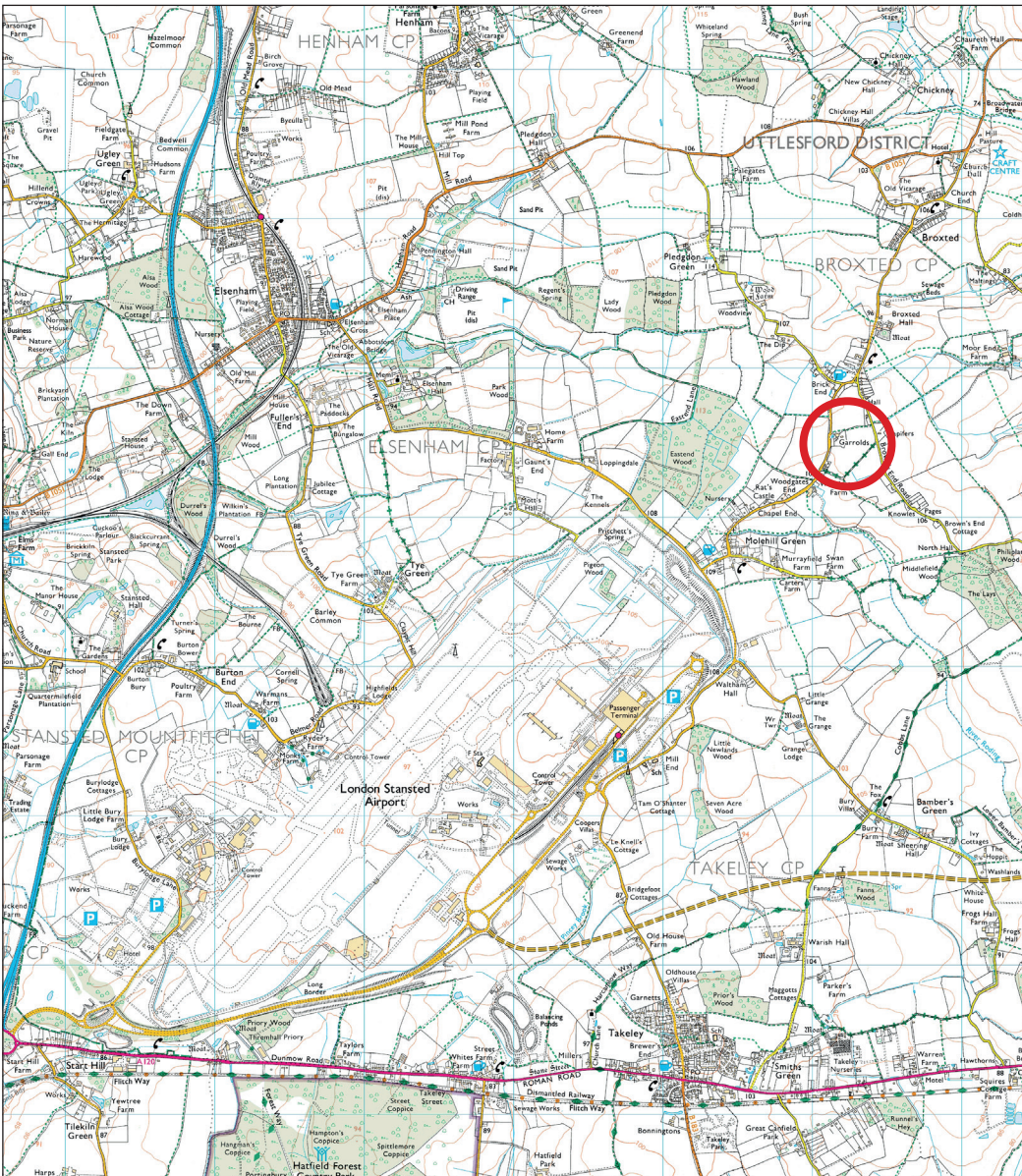




GARROLDS FARM

WOODGATES END, BROXTED, DUNMOW, CM6 2BN

LOCATION PLANS



VENDORS' AGENT



SWORDERS

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VENDORS' SOLICITORS



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1 Amphora Place
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GARROLDS FARM, WOODGATES END, BROXTED, DUNMOW, CM6 2BN

Garrolds Farm offers an excellent opportunity to purchase a Grade II listed farmhouse with annex and associated gardens, together with a 0.28 hectare paddock, 11.95 hectares of arable land, and a range of farm buildings with planning consent for conversion to form three dwellings.

The property is located to the south of the village of Broxted, yet all within 4 kilometres of Elsenham, 6 kilometres of Great Dunmow and 9 kilometres of Bishop's Stortford.

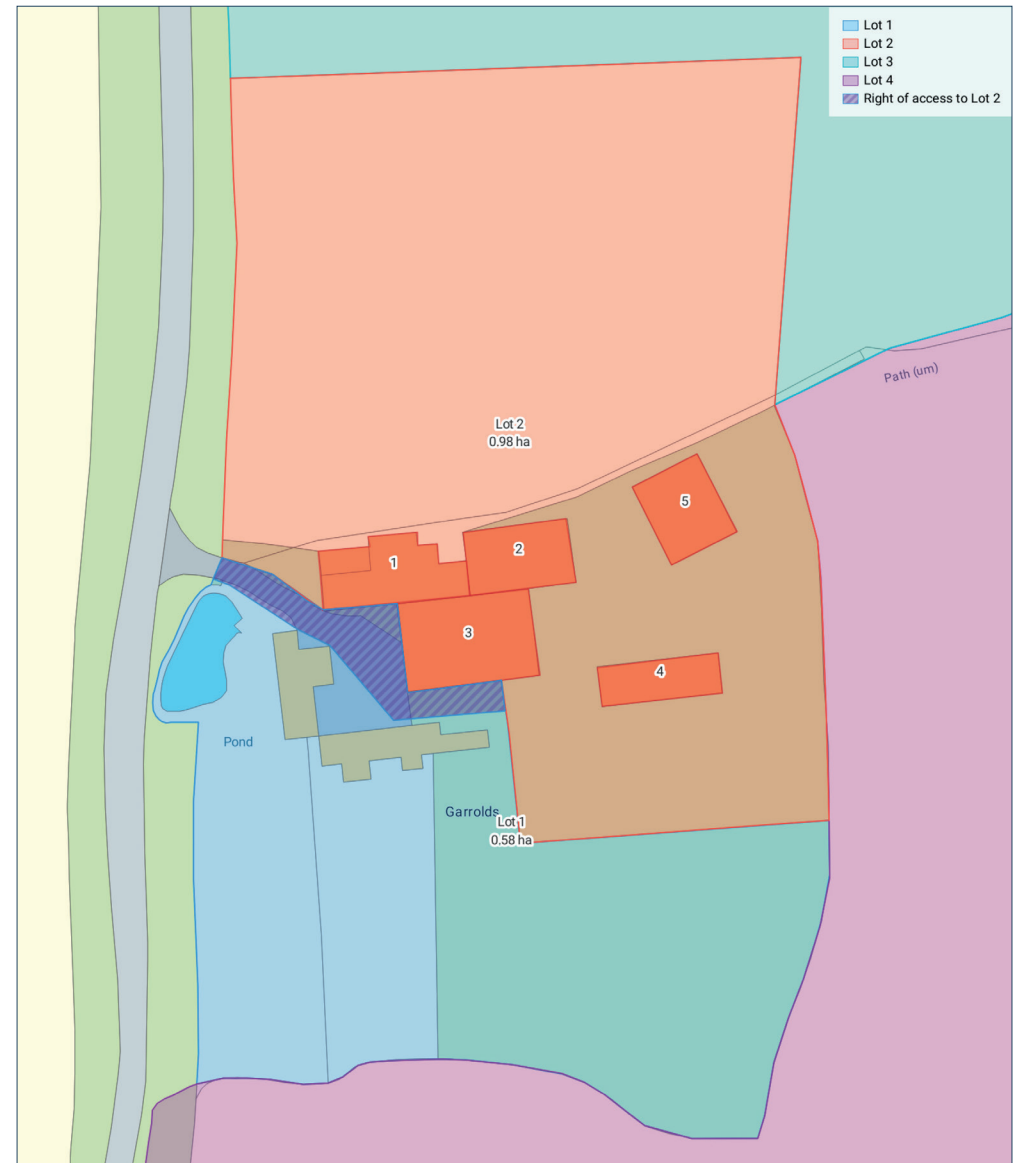
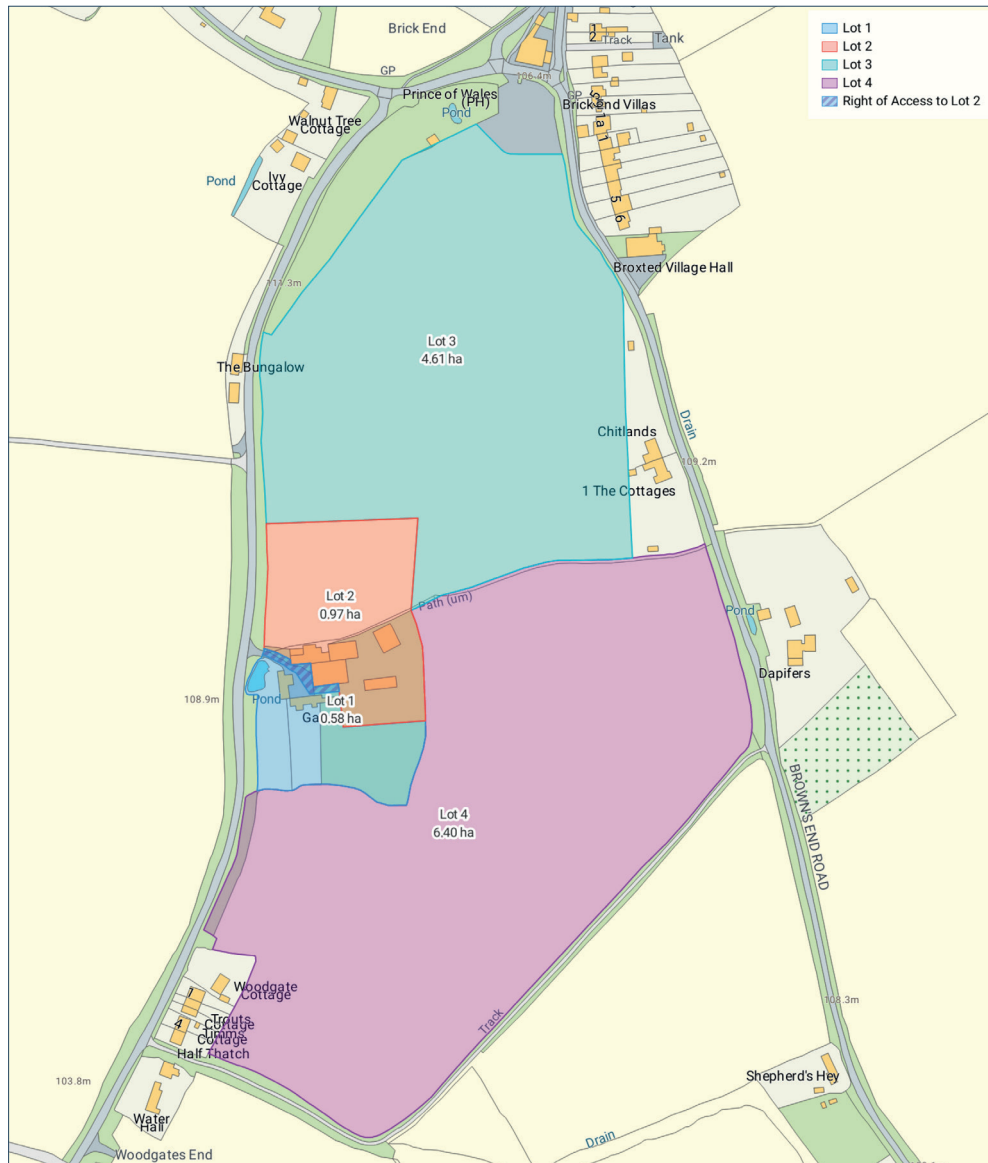
- Grade II listed farmhouse with annex and associated gardens
- Paddock
- Commercial grade 2 block of arable farmland
- Range of utilitarian farm buildings with planning consent granted on some buildings for conversion to form three dwellings
- Easy access to the A120 and M11 motorway
- Stansted Airport approximately 2 kilometres

AVAILABLE BY PRIVATE TREATY AS A WHOLE OR IN UP TO 4 LOTS:

| | |
|--------------|--|
| LOT 1 | FARMHOUSE WITH ADJOINING ANNEX, GARDENS, ASSOCIATED OUTBUILDINGS AND 0.28 HA Paddock |
| LOT 2 | FARM BUILDINGS WITH CLASS Q PLANNING CONSENT |
| LOT 3 | 4.61 HA OF LAND |
| LOT 4 | 6.40 HA OF LAND |

VIEWING STRICTLY BY
APPOINTMENT ONLY WITH
THE VENDORS' AGENT

LOTING PLAN & BUILDING PLAN



LOT 1 – FARMHOUSE WITH ADJOINING ANNEX, GARDENS, ASSOCIATED OUTBUILDINGS AND 0.28 HA Paddock

GARROLDS FARMHOUSE

Garrols Farmhouse is a characterful 3-bedroom Grade II listed property, boasting many original features such as an open fireplace and exposed beams, but with scope to modernise throughout. The property is well positioned adjacent to the main farmyard and accessed directly off Woodgates End. Adjoining the house is a 1-bedroom annex with its own access, added to the property in the late 1980s.

The property is set in established, picturesque gardens and is available with a further 0.28-hectare paddock adjacent to the farmhouse grounds. Outside, the property has a large parking area and associated outbuildings, currently used for storage. Internally, the ground floor of the property comprises a utility room, bathroom, and toilet added to the property as a later extension. The original part of the property features an open plan kitchen/diner, access through the kitchen opens to an inviting sitting room with open fireplace and a further reception room beyond, through which internal access may be taken to the adjoining annex.

Stairs from the main sitting room lead to the first floor of the property, which features 3 good sized bedrooms and the main family bathroom.

ANNEX

The annex is a late 1980s brick extension added to the Farmhouse by the vendor and can be accessed both through the Farmhouse or via its own external entrances. The annex features a utility room, toilet, kitchen, reception room, sun room, double bedroom and main bathroom.

Accommodation in the house and adjoining annex extends to approximately 233.8 square metres in total.

ASSOCIATED BUILDINGS

Outside, adjoining the annex, are a number of timber framed storage buildings used in connection with the Farmhouse for storage purposes offering 52 square metres of space.

Paddock

Beyond the grounds of the farmhouse, is a 0.28 hectare paddock also available as part of the sale of property, currently left as permanent grassland by the vendor.

SERVICES

The property benefits from mains electricity and water connections. Sewage is serviced by a private drainage system. BT lines serve the property, and we understand that Gigaclear fibre broadband available to the gate of the property. The heating system predominantly runs on a biomass boiler, however the property also has a back up oil boiler. Council Tax band: E.

TENURE AND POSSESSION

The Farmhouse is currently owner occupied. Vacant Possession will be made available on completion.



LOTS 2, 3 & 4



LOT 2 - FARM BUILDINGS

A range of utilitarian and traditional farm buildings of various construction methods set in 0.97 hectares and accessed via the main farm drive, off Woodgates End. All of the buildings are currently owner occupied.

Buildings 3 and 4 (on the enclosed building plan) have deemed planning consent for the conversion to three dwellings under the provisions of a Class Q permitted development, which has been confirmed with a certificate of lawfulness of proposed development (planning reference UTT/23/0620/CLP). The consent enables the conversion of building 3 to a pair of three bedroom semi-detached dwellings, set over two floors with a floor area of 170.4 square meters each. Building 4 has permission for conversion to a detached three bedroom dwelling with a floor area of 112.7 square meters. Further details of the planning application are contained within our Dataroom.

Building 1 is an impressive traditional timber framed barn which has extends to approximately 177 square meters and has been used for general agricultural storage. Buildings 2 and 5 are currently used for general agricultural storage.

Lot 2 has a single phase electricity supply to some of the buildings and a mains water supply, currently shared with the farmhouse. The table below shows a schedule of each building with some further information, please refer to the building plan below for building numbers. Public footpath, Broxted 37, crosses the arable land to the north of the farmyard. Lot 2 will be accessed by a right of way granted over the driveway within Lot 1, as shown on the building plan and lotting plan.

LOTS 3 & 4 - THE LAND

The land at Garrolds Farm is classified as Grade 2 on the Agricultural Land Classification Map with the soil type consisting of the Hanslope soil series being typical calcareous soils. Both Lots 3 and 4 are currently lying fallow, however, they have previously been farmed as part of a combinable cropping rotation. Lot 3 is coloured cyan on the lotting plan, extending to 4.61 hectares and Lot 4 coloured purple, extending to 6.40 hectares. The parcels have an existing land drainage system in place throughout, with drainage plans available on the dataroom. The boundaries are predominately formed by mature existing hedgerows. The land has potential for further grazing, equestrian or amenity uses subject to the necessary consents.

Both parcels of land benefit from their own established direct road accesses, Lot 4 is taken directly off Brown's End Road and Lot 3 from Woodgates End Road. Public footpath, Broxted 37, cross the northern boundary on Lot 4 and a small section along its southern boundary.

| Building No. | Sq.m | Description |
|--------------|------|---|
| 1 | 177 | Traditional timber framed barn. Used for general storage. |
| 2 | 167 | Timber framed building. Used for general storage. |
| 3 | 283 | Steel portal framed building. Used for general storage. |
| 4 | 128 | Prefabricated building. Currently used for general storage. |
| 5 | 159 | Steel portal framed building with adjoining lean to. |

FURTHER INFORMATION

TOWN AND COUNTRY PLANNING

The holding is situated within Uttlesford District Council.

The property is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into force. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Further planning information is available in the additional information pack referred to below.

ADDITIONAL INFORMATION PACK

Full details and Land Registry information regarding the site are contained in the additional information pack on request via Sworders' Dataroom. We advise that all interested parties make themselves fully aware of the content therein.

SERVICES

The purchaser is to make their own enquiries in relation to the suitability and capacity of the current services servicing the site.

TENURE AND OCCUPATION

The property is available freehold with vacant possession.

METHOD OF SALE

The property is offered for sale by private treaty as a whole or in up to 4 lots as shown on the lotting plans.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, fishing, timber and mineral rights are included in the sale as far as they owned by the Vendor.

BASIC PAYMENT SCHEME ENTITLEMENTS

The Land is registered on the Rural Land Register. However, no BPS Entitlements are included with the sale.

The Vendor will retain the Basic Payment for 2023 and the Purchaser will be expected to indemnify the Vendor against any breaches of cross compliance up to 31st December 2023.

The Vendor will receive and retain any future Basic Payment runoff payments on the Land.

OVERAGE

The Vendor invites offers with and without overage.

The details of any overage provisions are to be agreed. Bidders are requested to state in any offers the basis upon which an overage provision is included.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any other boundaries.

VAT

We understand the sale price is not subject to VAT.

DIRECTIONS

From the junction 8 roundabout at the M11, take the A120 eastbound exit and at the next roundabout take the 3rd exit onto the A120 slip road towards Colchester. Take the next exit towards Stansted Airport. At the roundabout, take the 2nd exit onto Thremhall Ave, at the following roundabout take 4th exit and immediately take the 1st exit at the next roundabout. After approximately 1.2 miles turn right onto Mole Hill Green and follow the road for approximately a mile. Garrols Farm will be on the right hand side and is accessible directly from Woodgates End. The property postcode is CM6 2BN. What3words: ///bids.scrub.crumbles.

GENERAL INFORMATION

Uttlesford District Council - 01799 510510
Essex County Council - 0345 743 0430.

VIEWING

Strictly by appointment only with the Vendors' Agent.
T: 01279 77 11 88, E: post@sworders.com.

IMPORTANT NOTICE

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings have been tested and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

ANTI- MONEY LAUNDERING REGULATIONS

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and their address to the Selling Agents.

Photographs taken: May 2023
Aerial photographs taken: May 2023
Particulars prepared: May 2023.



SURVEYORS | PLANNERS | ARCHITECTS

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