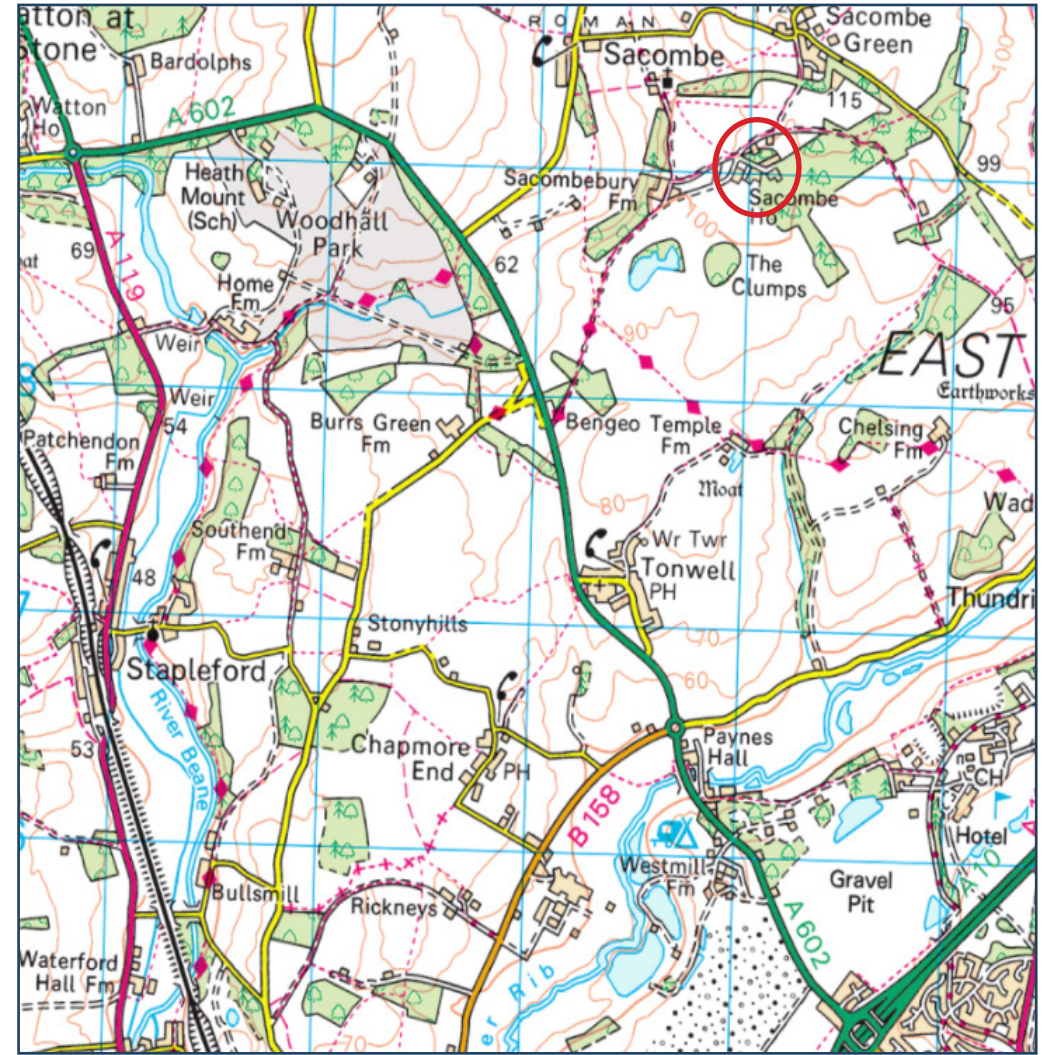
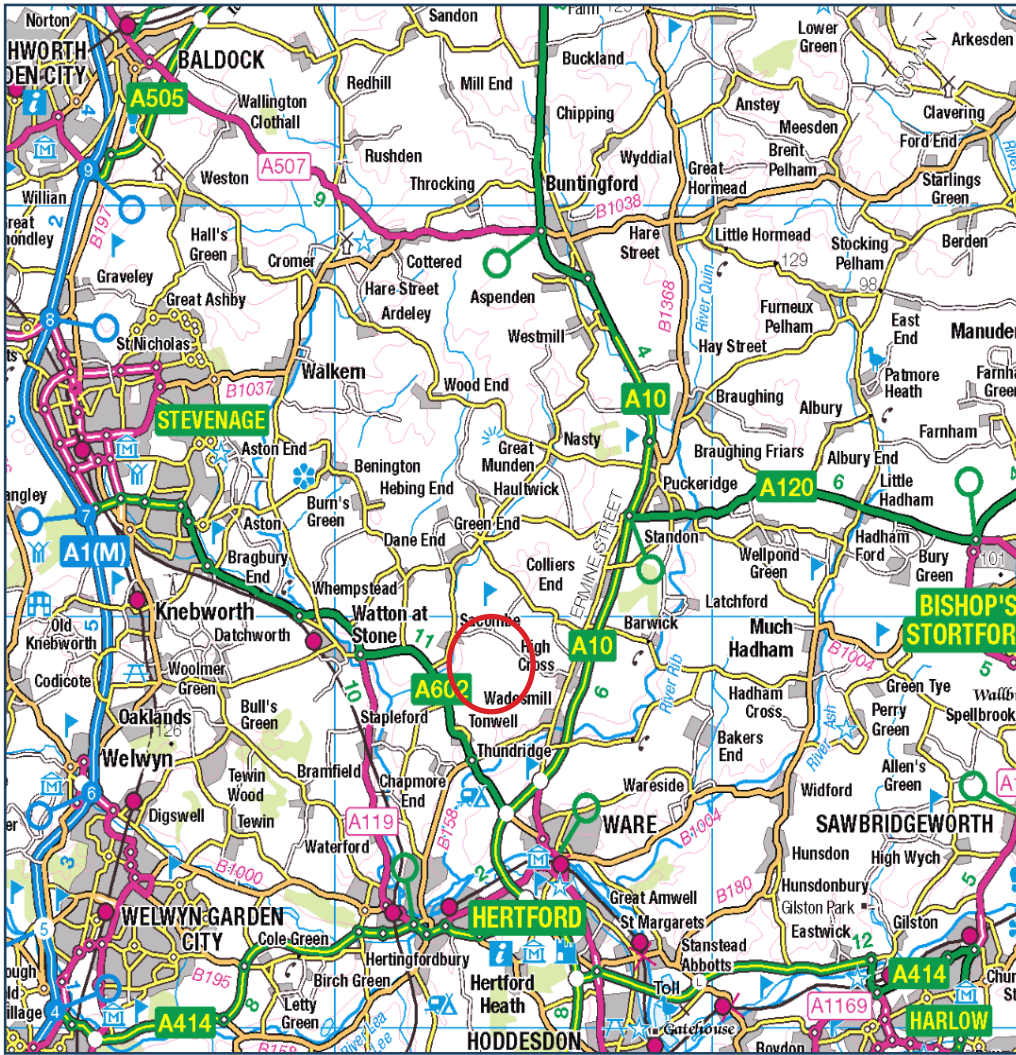




HOME FARM,
SACOMBE, WARE, HERTS, SG12 0JA

LOCATION PLANS



HOME FARM, SACOMBE, WARE, HERTS, SG12 0JA

VENDOR'S AGENT



SWORDERS

The Gatehouse, Hadham Hall,
Little Hadham, Ware, Herts, SG11
2EB
T: 01279 77 11 88
E: michael.sills@sworders.com
E: hester.dalton@sworders.com
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VENDOR'S SOLICITOR



BURLEY GEACH

Burley Geach Solicitors LLP
8 Swan Street, Peteresfield,
Hampshire, GU32 3AE.
T:01730 262401

Home Farm offers an excellent opportunity to purchase an attractive mixed use farm, with significant potential. Home Farm extends to approximately 37.22 hectares (91.98 acres) in total and comprises two parcels of arable land, four parcels of pasture/amenity land and a farmyard containing numerous buildings.

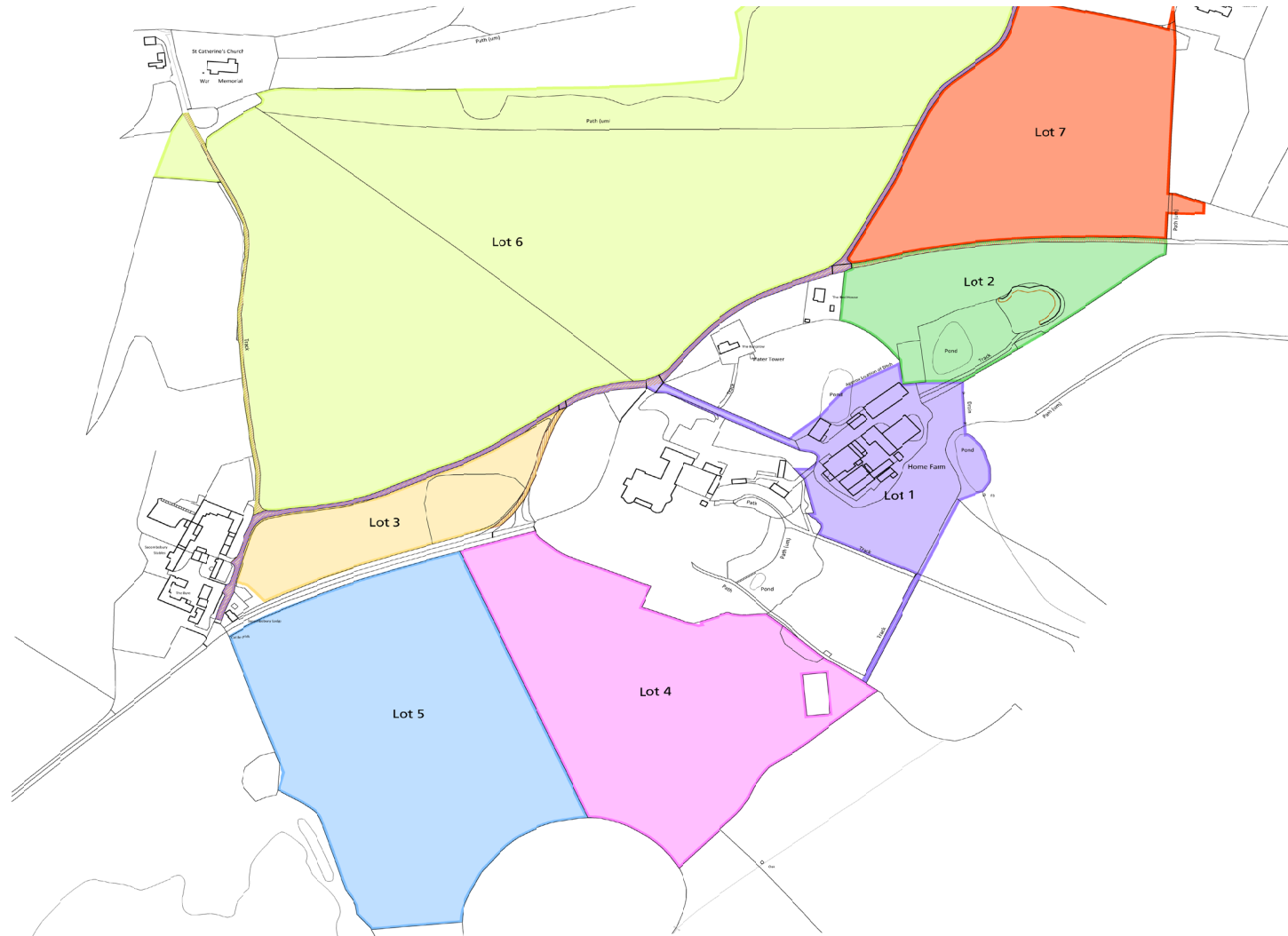
- Beautiful setting in Sacombe Park, south east of the village of Sacombe
- Located off the A602, between Watton at Stone and Ware
- Farmyard with a broad range of buildings
- Grade 3 arable land split into two parcels
- Pasture/amenity land split into four parcels

AVAILABLE BY PRIVATE TREATY AS A WHOLE OR IN UP TO 7 LOTS:

LOT 1	A RANGE OF FARM BUILDINGS AND YARD EXTENDING TO 2.42 HA
LOT 2	2.06 HA OF AMENITY LAND WITH MENAGE
LOT 3	1.46 HA OF AMENITY LAND
LOT 4	4.51 HA OF AMENITY LAND
LOT 5	5.65 HA OF AMENITY LAND
LOT 6	16.01 HA OF ARABLE LAND
LOT 7	3.88 HA OF ARABLE LAND

VIEWING STRICTLY BY APPOINTMENT ONLY

LOTING PLAN



LOT 1: HOME FARMYARD

An extensive range of farm buildings of various character and construction methods, including a Grade II Listed Coach House. The farmyard comprises ten separate buildings which together extend to approximately 2,581 square meters (27,781 square foot). There is significant potential for redevelopment of some of the buildings or the entire site, subject to attaining the necessary consents. In total Lot 1 extends to 2.42 hectares (5.99 acres), including the farmyard and access.

The Coach House is a large brick building constructed in the early 1800s, and contains a pair of two bedroom apartments on the first floor. On the ground floor there are a number of stables, equestrian storage space and general storage.

The remaining buildings are a combination of utilitarian agricultural buildings and traditional buildings. The building schedule overleaf provides further information.

Home Farmyard is mainly surrounded by attractive mature woodland on all sides, with an area of woodland to the South extending to approximately 0.96 hectares (2.37 acres) which is also included within Lot 1. The farmyard benefits from mains water, electricity and telephone services. Currently there is a private sewerage system for the farmyard, although we understand that mains drainage is located nearby (within the wider property).

LOCATION

Home Farm is well located between the centres of Watton at Stone and Ware, south east of the village of Sacombe. The primary access to the land is taken off the A602 via the main park access track. Sacombe Park is located approximately 3.2 miles north west of Ware, 2.2 miles east of Watton at Stone and 4.2 miles north east of Hertford. The land benefits from main road connections, including easy access to the A10, A414 and A1(M).

ACCESS

Primary access is taken from the A602 via the Sacombe Park access track to the south of the property and as hatched brown on the enclosed plan. Secondary access routes are present to the north. If sold separately, it is intended that Lot 1 will purchase the main access routes within the sale area. Full right of access will be granted to the other lots, and retained for residential properties, to provide sufficient access where required. The vendors also reserve the right to a services corridor for the benefit of the retained properties, the location of which is to be agreed.

TENURE & OCCUPATION

Home Farmyard is available freehold with vacant possession on the majority of the buildings, except where indicated below.

There are currently two residential tenants, one in each of the flats located on the first floor of the Coach House. These tenants are on Periodic Assured Shorthold Tenancies, currently paying £925 and £860 pcm respectively. There is one commercial tenant on site who occupies buildings 4 and 6, and pays a rent of £1,100 per calendar month.





Building Number	Sq.m	Description
1	681	Traditional Grade II Listed Coach House. Brick construction with slate roof. Two residential flats on second floor. Ground floor in a combination of equestrian and agricultural storage.
2	361	Utilitarian steel portal frame grain store with concrete floor in moderate condition. Internal steel grain bins, dryer, and handling equipment.
3	94	Tin and cement fibre shed used for general storage.
4	66	Steel portal frame building with steel box profile wall and roof cladding. Currently let for commercial purposes.
5	30	Open fronted brick shed used for general storage.
6	239	Traditional brick construction building, externally rendered with timber weatherboarded extension. Currently let for commercial purposes.
7	433	Steel portal frame agricultural storage building, enclosed on three sides and open on the north western elevation.
8	419.5	Steel portal frame agricultural storage building. Part of the building is enclosed and accessed by roller shutter doors, with one bay open on the front elevation.
9	63.5	Timber framed and weatherboard clad with concrete floor. Used for general storage.
10	194	Steel portal frame agricultural storage building, mainly open sided with two walls partially enclosed.
TOTAL	2,581	

LOT 1: BUILDING LAYOUT PLAN



LOTS 2, 3, 4 & 5: PASTURE/AMENITY LAND



DESCRIPTION

The land at Home Farm offers a range of parcel sizes to suit amenity and agricultural purchasers. Lots 2, 3, 4 and 5 offer opportunities to purchase amenity parcels of land in a variety of sizes, which are all currently laid to grass.

Lot 2

Lot 2 is a very attractive parcel of grassland, extending to approximately 2.06 hectares (5.10 acres). This parcel contains a fenced horse menage and a pond. It is bordered on the southern and western boundary by mature woodland. This lot is currently largely unfenced.

Lot 3

Lot 3 comprises a fenced amenity parcel which is currently laid to grass and used for equestrian purposes. This parcel extends to approximately 1.46 hectares (3.61 acres) and is fenced on all sides.

Lot 4

Lot 4 comprises a fenced amenity parcel currently laid to grass and used for equestrian purposes. This parcel extends to approximately 4.51 hectares (11.14 acres) and is fenced on all sides. The fenced boundary is backed by mature hedgerows and woodland on the southern and eastern boundaries.

Lot 5

Lot 5 comprises a large fenced amenity parcel currently laid to grass and used for equestrian purposes. This parcel extends to approximately 5.65 hectares (13.97 acres) and is fenced on all sides. The fenced boundary is backed by mature hedgerows and woodland on the southern boundaries, and overlooks a beautiful lake on the southeastern boundary.

ACCESS

Lots 2 to 5 are all accessed by a right of access over the relevant access routes hatched on the lotting plan.



LOTS 6 & 7: ARABLE LAND

DESCRIPTION

This sale offers a rare opportunity to purchase 19.89 hectares (49.13 acres) of Grade 3 arable land divided into two parcels, as shown on the enclosed lotting plan. Both parcels have been farmed under an arable crop rotation of combinable crops, with the previous five cropping years shown below.

Lot 6 is a single large arable parcel extending to approximately 16.01 hectares (39.55 acres). This lot includes an access road along the western boundary of the lot, which provides a right of access from Sacombe Green Road.

Lot 7 is a smaller arable parcel extending to approximately 3.88 hectares (9.58 acres), and benefits from a right of access through the main access point off the A602 and also to the north onto Marshalls Lane.

The land is very characterful being located within an area of former parkland. Both parcels are bound on the outer perimeters with mature hedgerows and the access tracks on the remaining boundaries. The land is offered for sale with vacant possession on completion. There are no known services connected to the arable land Lots 6 & 7.

BASIC PAYMENT SCHEME

The land has been claimed for Basic Payment Scheme entitlements and is registered on the Rural Land Register. The seller will retain all historic and future delinked payments.

ENVIRONMENTAL & GRANT SCHEMES

The land is not currently entered into any Countryside Stewardship, Sustainable Farming Incentive or other schemes.

CROPPING HISTORY

Lot	Area Hectares (ac)	Harvest Year				
		2020	2021	2022	2023	2024
6	16.01 Ha (39.55)	W Wheat	Oats	Sp Wheat	W Barley	Canary Seed
7	3.88Ha (9.58)	W Wheat	Oats	Sp Wheat	W Barley	Canary Seed





ADDITIONAL INFORMATION

TOWN AND COUNTRY PLANNING

The holding is situated within East Hertfordshire 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.

ADDITIONAL INFORMATION PACK

Further details, Land Registry information and searches 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 purchaser is to make their own enquiries in relation to the suitability and capacity of the current services servicing the site.

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in up to 7 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.

OVERAGE

The Vendor anticipates offers with and without overage for Lot 1. 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. There are low voltage electricity poles crossing Lots 6 & 7, for which wayleave payments are regularly paid.

Public bridleways Sacombe 4, 5 & 12 cross the property along some of the existing access routes. Public footpaths Sacombe 6 and 7 are located on Lots 6 & 7.

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.

DIRECTIONS

From the Westmill interchange on the A10 take Westmill Road (A602) towards Stevenage. At Paynes Hall Roundabout, take the 2nd exit onto Ware Rd (A602). After 1 mile turn right into Sacombe Park. Continue along the access track until the road forks and turn left. The land is located approximately 100m further along the track.

GENERATION INFORMATION

East Herts District Council – 01279 655261

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.

Particulars prepared: July 2024

Photos taken: October 2023 & May 2024



SURVEYORS | PLANNERS | ARCHITECTS

The Gatehouse, Hadham Hall, Little Hadham, Ware, Hertfordshire, SG11 2EB T: 01279 771188 www.sworders.com