

LAND AT BUTLERS LANE
ASHDON, SAFFRON WALDEN, ESSEX, CB10 2ND

CHEFFINS



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109.49 ACRES (44.30HA) OF PRODUCTIVE GRADE 2 AGRICULTURAL LAND AND MATURE WOODLAND IN A QUIET AND ATTRACTIVE RURAL LOCATION IN NORTH WEST ESSEX

Introduction

An excellent opportunity to purchase an attractive ring-fenced block of productive arable land capable of producing high yields of combinable crops and offering good opportunities for environmental enhancement. The land is located in a quiet corner of North West Essex, approximately 1.5 miles east of the thriving market town of Saffron Walden, and 16 miles south of the university city of Cambridge.

The land is farmed under a Contract Farming Agreement and is offered for sale with vacant possession on completion.

Method of Sale

The land is offered for sale by private treaty as a whole.

Description

The land is gently undulating and contained in a ring-fenced block with frontage to Butlers Lane which is a council adopted highway providing direct road frontage to a number of the field parcels.

The arable land extends to 99.90 acres and is classified as Grade 2, being of the Hanslope soil series of slowly permeable chalky boulder clay and farmed on a rotation of combinable crops. There are mature hedgerows along a number of the field boundaries.

Brights Wood extends to 9.59 acres with a number of mature broadleaved species including Ash, Sycamore, Oak and Field Maple and is designated as an Ancient Replanted Woodland.

The arable land has been extensively under-drained and a regular programme of mole drainage is undertaken.

Tenure & Possession

The land is offered for sale with vacant possession on completion.

The current Contractor has expressed an interest in continuing to farm the land on a suitable arrangement to be agreed.

Cropping Schedule

Field No	Area	2020	2021	2022	2023	2024
TL5640 3265	18.34ha	W Wheat	W Wheat	S Barley	W Beans	S Barley
TL5640 4631	12.87ha	W Wheat	W Wheat	S Barley	W Beans	S Barley
TL5640 7378	9.22ha	W Wheat	W Wheat	S Barley	W Beans	S Barley

Development Overage

The land will be sold subject to a Development Overage in the event that planning permission is granted for any development other than for agricultural or equestrian purposes. The overage will not apply to carbon offsetting, biodiversity net gain or other such land based or environmental schemes.

The uplift will be for 30% of any net development value resulting from the grant of planning permission, change of use or similar consent within a period of 30 years from completion of the sale. The overage will be triggered on commencement of the development or on the sale of the land with planning permission whichever is sooner.

Drainage Rates

Environment Agency drainage rates are currently payable at the standard rates.

VAT

The land is not registered for VAT however if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Town & Country Planning

The land is situated within Uttlesford District Council and 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.

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 delinked payments.

Environmental & Grant Schemes

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

Sporting, Timber & Minerals

All sporting, timber and mineral rights are included in the sale insofar as they are owned.

Wayleaves, Easements, Covenants & Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

Public footpath Saffron Walden 42, part of the Harcamlow Way, follows the track on northern boundary and is partially within field TL5640 3265.

The land benefits from a right of way for agricultural and sporting purposes along the track along the northern boundary leading from Puddlewart Lane to Brights Wood.

Tenant Right & Dilapidations

There will be no ongoing valuation and the purchaser shall not claim for dilapidations, if any, in relation to the property.

The land will be left in stubble with straw either chopped and spread or baled and removed.



Exchange & Completion

Exchange of contracts shall be within 6 weeks of the purchaser(s) solicitor receiving a draft contract. Completion will be by agreement between the parties.

Boundaries

The vendor and vendor's agents will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The property is available for inspection and the purchaser(s) will be deemed to have satisfied themselves as to the ownership and location of the boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey and are for identification purposes only.

Local Authority

Uttlesford District Council, London Road, Saffron Walden, Essex, CB11 4ER

Tel: 01799 510510

Email: uconnect@uttlesford.gov.uk

Website: www.uttlesford.gov.uk

Viewings & Further Information

The land can be viewed by prior arrangement with the Sole Agents. For further information please contact Simon Gooderham simon.gooderham@cheffins.co.uk or Jack French jack.french@cheffins.co.uk on (01223) 213777

As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety particularly with regard to any areas in and around buildings.

Nearest Postcode: CB10 2ND

what3words: ///nurtures.drums.charcoal

Anti-Money Laundering Regulations

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

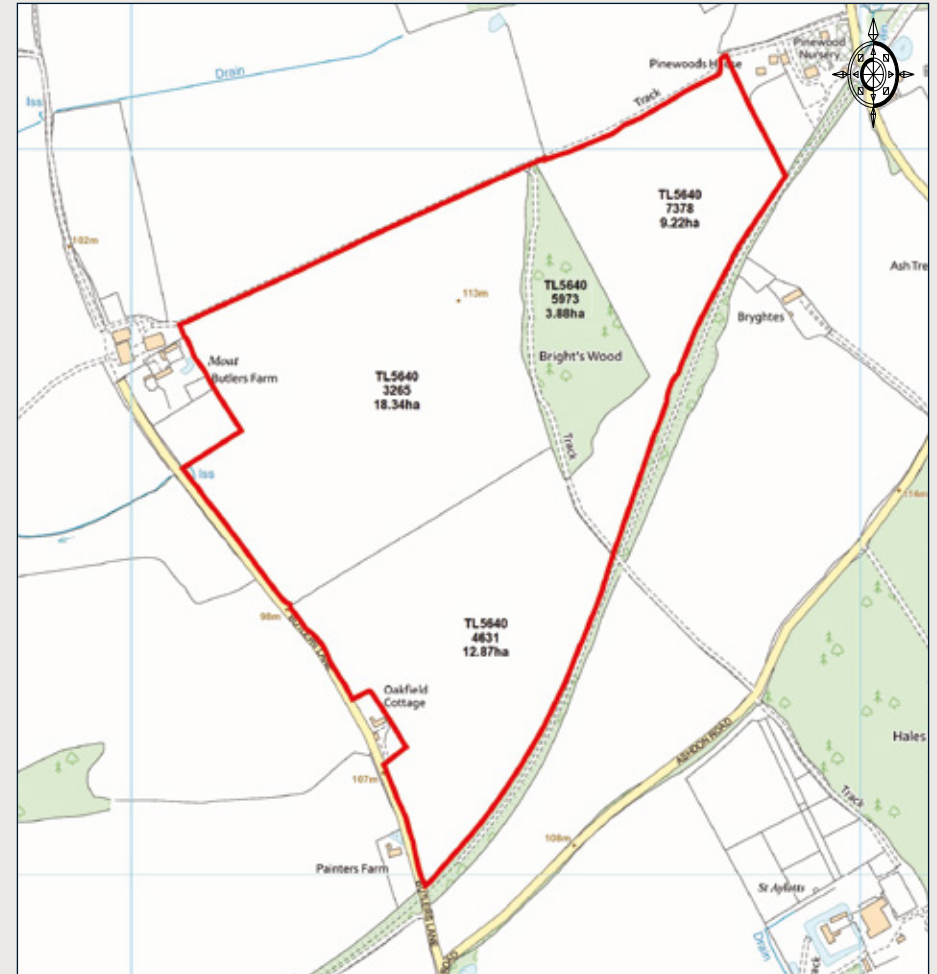
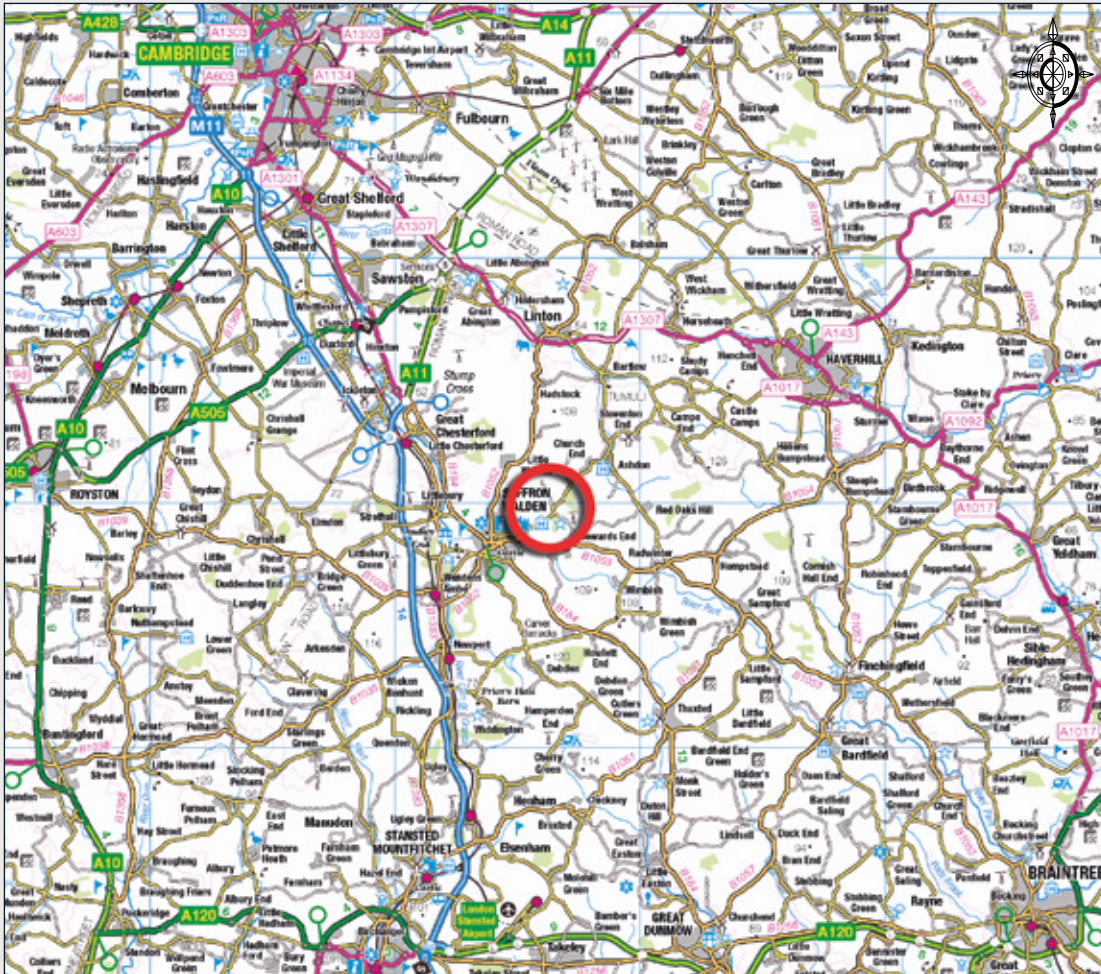
Sellers Solicitor

James Frankland, HCR Hewitsons, 50 – 60 Station Road, Cambridge, CB1 2JH

Tel: (01223) 532738 | Email: jfrankland@hcrclaw.com

Agents Notes

For clarification we wish to inform purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The plan and acreages use gross acreages taken from the Ordnance Survey sheets and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership or any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of a particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. May 2024



Important Notice These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Cheffins does not have any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Plans are for identification purposes only. Not to scale.. Crown Copyright 2024. All Rights Reserved. Licence Number 100020449



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