

LIPPINGWELLS FARM
CASTLE HEDINGHAM, ESSEX

CHEFFINS



LIPPINGWELLS FARM, RUSHLEY GREEN, CASTLE HEDINGHAM, ESSEX, CO9 3AH

A RESIDENTIAL FARM LOCATED ON THE EDGE OF THE VILLAGE OF CASTLE HEDINGHAM, EXTENDING TO 15.39 ACRES (6.23 HECTARES) WITH A THREE BEDROOM FARMHOUSE AND TWO BEDROOM INTERCONNECTING ANNEX, WITH A RANGE OF MODERN AND TRADITIONAL FARM BUILDINGS AND STABLES

FOR SALE AS A WHOLE



Introduction

A rare opportunity to acquire a residential dwelling, with annex, set within 15.39 acres of land, benefitting from a range of modern and traditional agricultural buildings and stables. The farm buildings provide scope for a range of alternative uses (subject to planning) and the property is offered for sale without Overage.

Lippingwells Farm is located on the edge of the desirable village of Castle Hedingham in the county of Essex. Castle Hedingham is situated approximately 5 miles north west of the town of Halstead, 7 miles south west of the market town of Sudbury and 11 miles south east of Haverhill. The property offers excellent potential for equestrian and lifestyle buyers.

Stansted Airport is situated approximately 27 miles to the south west of the property.

Method of Sale

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

Description

Lippingwells Farm comprises a Grade II listed farmhouse with an adjoining two bedroom annex, a range of traditional and modern farm buildings, including a stable block. The arable land totals approximately 11.53 acres and the remainder comprises of paddocks, buildings and the main access road to the property. In all, the property extends to 15.39 acres (6.23 hectares).

The farmhouse and annex is of timber framed construction with rendered elevations, under a pitched interlocking tiled roof and extends to approximately 211m² (2,271 sq.ft) in total. The property is situated in a semi-rural location with extensive views across the rural landscape.

Lippingwells Farmhouse extends to 124m² (1,335 sq.ft) and the accommodation on the ground floor comprises:

Approximate Gross Internal Area:

Ground Floor: 783 sq ft / 73 sq m

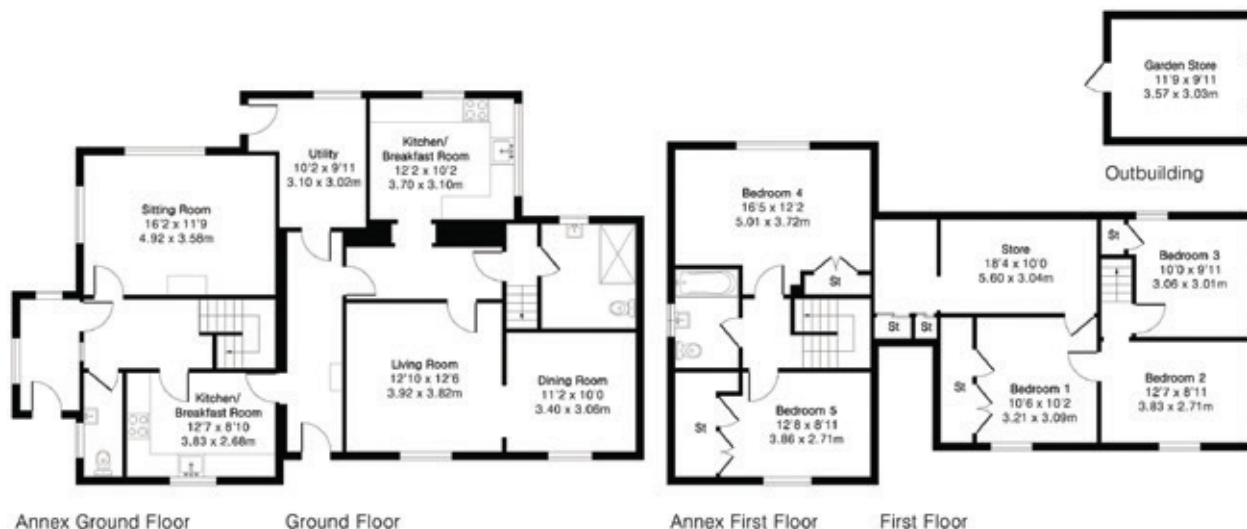
First Floor: 544 sq ft / 51 sq m

Annex Ground Floor: 487 sq ft / 45 sq m

Annex First Floor: 452 sq ft / 42 sq m

Total: 2382 sq ft / 222 sq m

For identification only - Not to scale



Entrance Hall – (5.56m x 1.40m) with interconnecting door to annex.

Utility – (3.10m x 3.02m max) with a range of built-in cupboards and access to rear garden.

Kitchen – (3.70m x 3.10m) with a range of base units, dual aspect windows, electric hob and oven.

Living Room – (3.92m x 3.82m) with log burner and exposed timber beams, leading to;

Dining Room – (3.40m x 3.06m) with exposed timber framed partition.

Shower Room – (2.70m x 2.51m) with basin, WC and shower.

Accommodation on the first floor comprises:

Bedroom 1 – (3.21m x 3.09m) with eaves storage (5.60m x 3.04m) with fitted wardrobes.

Bedroom 2 – (3.83m x 2.71m) accessed from staircase, providing access to Bedroom 1.

Bedroom 3 – (3.06m x 3.01m) with fitted wardrobes.

The annex extends to 87m² (936 sq.ft) and the accommodation on the ground floor comprises:

Porch – (2.86m x 1.53m) with a tiled floor and housing the oil fired boiler for the annex.

Cloakroom – (2.68m x 1.00m) with basin and WC.

Kitchen – (3.83m x 2.68m) with a range of base and wall units, stainless steel sink and drainer and integrated appliances.

Sitting Room – (4.92m x 3.58m) with dual aspect windows, open fire place and brick surround.

Accommodation on the first floor comprises:

Bedroom 4 – (5.01m x 3.72m) with built-in wardrobes.

Bathroom – (2.39m x 1.6m) with basin, WC, bath and tiled floor and walls.

Bedroom 5 – (3.86m x 2.71m) with built-in wardrobes.

Externally, there is a generous front and rear garden which is shared between both dwellings. The front garden is laid mainly to lawn with a large vegetable patch, established borders and a garden store. The properties benefit from a double garage, single garage and greenhouse.

The properties are connected to mains water, electricity, oil fired central heating and a shared septic tank drainage



system. The farmhouse and annex have separate boilers, but share the same oil tank.

Planning consent was granted on 24th November 2023 for the conversion of Lippingwells Farmhouse and Annex into a single dwelling (Ref: 23/02173/FUL).

Range of Traditional and Modern Buildings

Tractor Barn - (11.90m x 7.23m) A general purpose building of concrete framed construction, with part block and rendered walls, concrete floor, pitched sheet roof and translucent roof lights. The building has a full height vehicular door and separate pedestrian door, with concrete apron to the front of the building.

Feed Store - (5.84m x 4.04m) Brick and flint construction, with pitched sheet roof, timber door and window.

Pig Building 1 - (16.77m x 7.45m) Constructed of concrete block walls, corrugated sheet roof with a concrete floor with individual pens, leading to Pig Building 2.

Pig Building 2 - (16.24m x 6m) The building is constructed of concrete block walls, Crittall windows, corrugated sheet roof, with individual pens, leading to the chicken shed and Feed room.

Feed Room - (4.5m x 2.5m) The building is of timber frame construction and boarded elevations with a corrugated mono pitch roof, with a concrete floor and timber pedestrian door to the courtyard.

Chicken Shed - (8.82m x 5.69m) The building is a combination of brick and block construction with a corrugated sheet roof, concrete floor and mono pitch roof with high level timber framed windows, leading to pole shed to the rear.

Chicken Pole Barn - (4.9m x 4.05m) Timber pole barn with corrugated sheet sides and roof and concrete floor.

Straw Shed - (7.87m x 5m) concrete frame with part block and sheet elevations and a mono pitch sheet roof with earth floor.

Store - (6m x 2.4m) Concrete framed, with block elevations, under a pitch sheet roof with a timber pedestrian door and UPVC window to the front elevation and a timber window to the side.

Stables - (15.08m x 3.72m) 4 box stable block with rendered elevations under a pitched sheet roof with plastic rainwater goods and a concrete apron to the front of the building.

Poultry Shed - (12.57m x 4.55m) Block construction, adjoining the stables with the northern elevation rendered and benefiting from plastic rainwater goods.

The following buildings were situated on the area defined as the Village Green;

General Purpose Store - (6m x 18m) Steel portal frame construction with box profile sheet roof and walls, solid concrete floor with roller shutter door and separate pedestrian access to the front and rear.

Timber Pole Shed - (6m x 6m) Timber pole barn with corrugated sheet sides and roof and earth floor.

Water and electricity are available to the buildings.

Arable Land

The arable land extends to 11.53 acres divided into three field parcels, surrounding the residential dwelling and farm buildings. The land is flat in nature and the boundaries comprise of a combination of ditches, established trees, post and wire fencing and remain open fronting the access road.

The land is classified as Grade 2 and is of the Hanslope soil series of slowly permeable calcareous clayey soils. The arable land is farmed on a rotation of combinable crops including Winter Wheat and Spring Barley and currently in with a Legume Fallow mixture (AB15) for two years.

The arable land adjoins the existing grass paddocks which could be extended to provide paddocks and grazing in close proximity to the holding, in a ring-fenced block.

The recent cropping history is as follows;

Year	Crop
2021	Spring Barley
2022	Winter Wheat/Spring Barley
2023	Winter Wheat
2024	Spring Barley
2025	AB15: Two year sown Legume Fallow
2026	AB15: Two year sown Legume Fallow



Grass Paddocks

The grass paddocks wrap around the stable block and farm buildings, providing a secure paddock enclosure. There is a fenced turnout area to the north of the stables, opening onto the main grass paddock. The grass paddocks benefit from a combination of mature trees and stock fencing to the boundaries, with gated access.

General Remarks and Stipulations

Tenure & Possession

Freehold with vacant possession on completion for the farmhouse, annex, grass paddocks and buildings.

The arable land is held freehold and is let on a verbal tenancy agreement which will expire on 15th August 2026, coinciding with the expiry of the existing Countryside Stewardship Agreement. No rent is payable on the arable land.

Drainage Rates

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

Outgoings

Lippingwells Farmhouse – Council Tax Band E
Lippingwells Cottage (Annex) – Council Tax Band B

VAT

The land is not registered for VAT. However, if the sale of the property of 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 Braintree 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 & Grant Schemes

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.

All of the arable land is subject to a 5 year Middle Tier Countryside Stewardship Agreement.

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.

There is a Byway Open to All Traffic along the access road.

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.

The Modern Barn and Timber Pole Barn will be included as part of the sale and were erected and paid for by the Vendor. These buildings are situated on land identified as 'Village Green' and therefore outside the Vendor's registered title, albeit the structures will form part of the sale.

Plans, Areas & Schedules

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

Local Authority

Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB.

T: 01376 552525 | E: csc@braintree.gov.uk

W: www.braintree.gov.uk/planning-building-control

Solicitors

Birkett Long LLP, Hyatt Place, 50 60 Broomfield Rd, Chelmsford, Essex, CM1 1SW

Viewings & Further Information

Lippingwells Farm can be viewed by prior arrangement with the Sole Agents. For further information please contact Jonathan Purkiss jonathan.purkiss@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: CO9 3AH

what3words: [///cycle.beamed.promotion](https://www.what3words.com/what3words:///cycle.beamed.promotion)

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.

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. June 2025

