

ROOK END LANE
DEBDEN, SAFFRON WALDEN, ESSEX, CB11 3LR

CHEFFINS





Lot 2

ROOK END LANE, DEBDEN, SAFFRON WALDEN, ESSEX, CB11 3LR

A TRADITIONAL ARABLE FARM LOCATED ON THE EDGE OF THE VILLAGE OF DEBDEN, ESSEX EXTENDING TO APPROXIMATELY 230.18 ACRES (93.15 HECTARES) WITH A TWO BEDROOM CHALET BUNGALOW, AGRICULTURAL BUILDINGS, ARABLE LAND AND WOODLAND.

FOR SALE AS A WHOLE OR IN 4 LOTS

Introduction

A rare opportunity to acquire a traditional arable farm, equipped with agricultural buildings and a 2 bedroom chalet bungalow which is subject to an agricultural occupancy condition. The agricultural buildings provide scope for a range of alternative uses (subject to planning) and the property is offered for sale without Overage.

The holding is located on the edge of the desirable village of Debden, in the county of Essex. Debden is a sought after village and benefits from a primary school, public house, recreational ground and church. The property is situated approximately 4 miles north east of the town of Thaxted, 4 miles south of the market town of Saffron Walden and 17 miles south of the University City of Cambridge.

Stansted Airport is situated approximately 10 miles to the south of the property.

Method of Sale

The land is offered for sale by private treaty, as a Whole or in 4 Lots.

Description

The land is classified as Grade 2 according to the Agricultural Land Classification Map and the soil is identified as being of the Hanslope soil series, more particularly described as slowly permeable calcareous clayey soils with slowly permeable non-calcareous clayey soils suitable for cereals and grassland rotations. The boundaries are made up of a combination of mature hedgerows, trees and ditches. Part of the land is drained however mole draining has been undertaken where necessary.





The recent cropping history is as follows;

Year	Crop
2021	Winter wheat, spring beans, spring barley
2022	Winter wheat, spring beans, spring barley
2023	Winter wheat, spring beans, spring barley
2024	Winter wheat, spring barley
2025	Winter wheat, spring barley
2026	Winter wheat, spring barley

Lot 1 – Arable land to the south of Rook End Lane, Debden

The arable land to the south of Rook End Lane extends to approximately 136.80 acres (55.36 hectares) and is contained within a ring fenced block of productive arable land. Access is directly off Rook End Lane and further access is available from Sampson Lane, which is a public byway that dissects the land parcel.

The land is gently undulating, rising to the south and includes a number of small spinneys and shelter belts.

Lot 2 – Arable Land and Woodland to the North of Rook End Lane, Debden

The arable land to the North of Rook End Lane extends to approximately 92.31 acres (37.36 hectares) in total and is divided into four arable fields and a mature woodland. The land is gently undulating and the boundaries comprise of a combination of ditches, established trees and hedgerows.

There is a single block of woodland, known as Broctons Plantation, which is identified as an important deciduous broadleaf woodland equating to 8.85 acres (3.58 hectares) situated on the western boundary.

Access to the land will be via a new Right of Access granted from Thaxted Road, suitable for agricultural use.

Lot 3 – Agricultural Buildings

Grain Store (13.33m x 27.15m) steel portal framed construction with part block walls with corrugated sheet elevations. The building has a pitched corrugated sheet roof with translucent roof lights. The property has a full height roller door to the northern elevation and sliding double doors to the rear. Internally, the building has a solid concrete floor and the



western aspect has low level grain walling and open sided to the adjoining agricultural building.

Dutch Barn (8.82m x 27.15m) steel framed construction with corrugated barrel sheet roof. The building has a sliding full height vehicular double door with grain walling to part. There is a mono-pitched lean to (7.34m x 27.15m) connecting the Dutch Barn and Grain Store with timber purlins connecting to the steel frame of the adjoining buildings, with box profile sheeting to the roof.

Externally the building has a reduced height timber framed open sided canopy (27.15m x 6.00m) with a mono-pitched sheet roof under an earth floor, with plastic rainwater goods.

There is a large concrete pad to the north of the agricultural buildings and a hard surfaced access track to Rook End Lane, which is a minimum of 5m wide. The agricultural buildings are connected to water and electricity and the land equates to 0.85 acres which includes the access track. There is a public footpath from Rook End Lane following the access track and continuing along the northern boundary of the land parcel.

N.B. The neighbouring landowner to the east has an unrestricted Right of Access from Rook End Lane across the access track.

Lot 4 – Brookside, Rook End Lane, Debden

THE PROPERTY HAS AN AGRICULTURAL OCCUPANCY CONDITION AND IS AVAILABLE TO THOSE ONLY STRICTLY INVOLVED IN AGRICULTURE.

A detached two bedroom chalet bungalow of brick construction under a pitched interlocking tiled roof. The front of the property is part brick and part rendered, with a single storey off-shoot to the eastern aspect, of brick construction with rendered elevations, under a flat roof covering. The rear of the property has been rendered to the ground floor and also the gable elevations at first floor level. The property benefits from UPVC double glazed windows along with a combination of plastic and timber fascia boards, and a combination of plastic and cast iron rain water goods. To the western elevation is a single garage of single skin brick construction with a flat roof covering and plastic rain water goods.

Brookside extends to 105m² (1,129 sq.ft) over ground and first floor and the accommodation comprises:

Entrance Hall (4.35m x 2.5m max) with carpet flooring, stairs to first floor and leading to;



Sitting Room (6.10m x 3.33m) dual aspect with sliding UPVC patio doors to the rear garden, multi fuel wood burner;

Kitchen/Dining Room (6.68m x 4.29m max) with a range of base and wall units, tiled splash back, stainless steel sink and drainer, pantry cupboard, oil fired Rayburn leading to;

Utility (4.09m x 2.08m) housing the electrical fuse board, UPVC external door and window;

Shower Room (2.50m x 1.62m) with pedestal wash hand basin, WC, electric power shower, tiled walls and floor.

Accommodation on the first floor comprises:

Bedroom 1 (4.32m x 2.92m max) with built-in wardrobe, eaves storage;

Bedroom 2 (3.40m x 2.97m max) with built-in wardrobe, eaves storage.

Externally there is an adjoining single garage (6.21m x 3.04m) which is accessed via an electrical roller shutter vehicular door with manual override to the front of the property and a timber pedestrian door to the rear. The building has timber framed windows and a solid concrete floor.

The front garden is laid mainly to lawn, with mature borders and hedgerow boundaries, albeit open to the verge side. There is a block paved driveway providing off street parking for two or more vehicles. The rear garden is laid mainly to lawn, with an established hedgerow boundary. The rear garden includes a vegetable patch, timber dog kennel and a small greenhouse situated in the north western corner of the plot. The plot measures approximately 0.22 acres.

General Remarks and Stipulations

Tenure & Possession

Freehold with vacant possession upon completion.

Drainage Rates

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

Outgoings

Brookside – Council Tax Band D and EPC Band G

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 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 & 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.

The 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 public byway known as Sampson Lane which is a rough surfaced track that splits Lot 1 and there are public footpaths dissecting Lot 2 and Lot 3, mainly to the field margins and boundaries.

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, Council Offices, London Road, Saffron Walden, CB11 4ER.

Tel: 01376 552525 Email: uconnect@uttlesford.gov.uk

Website: <https://www.uttlesford.gov.uk/>

Solicitors

Tees Law, No. 3 Journey Campus, Castle Park, Castle Street, Cambridge, CB3 0AY

Viewings & Further Information

Viewings by prior arrangement with the Sole Agents. For further information please contact Simon Gooderham simon.gooderham@cheffins.co.uk or Jonathan Purkiss jonathan.purkis@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: CB11 3LR

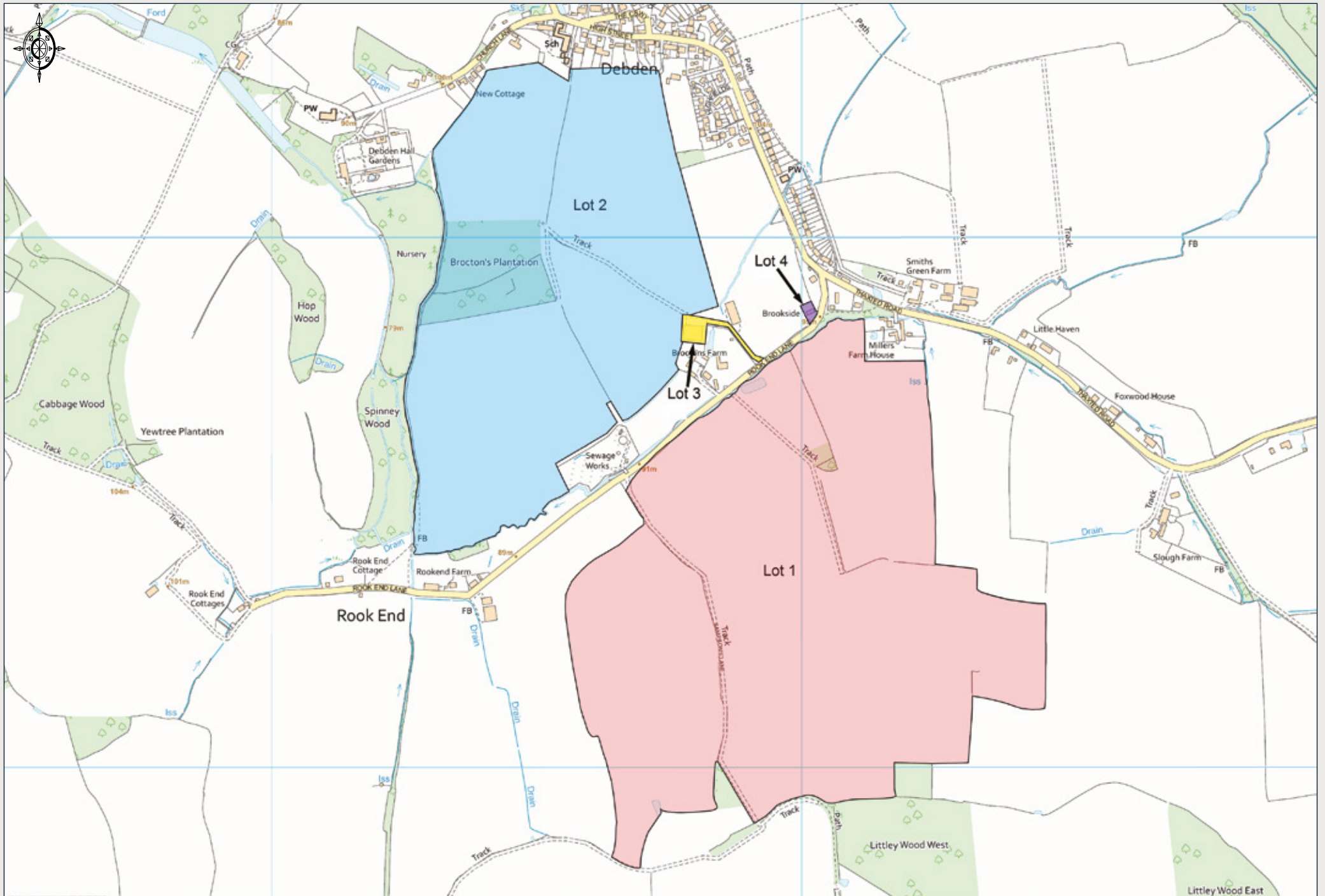
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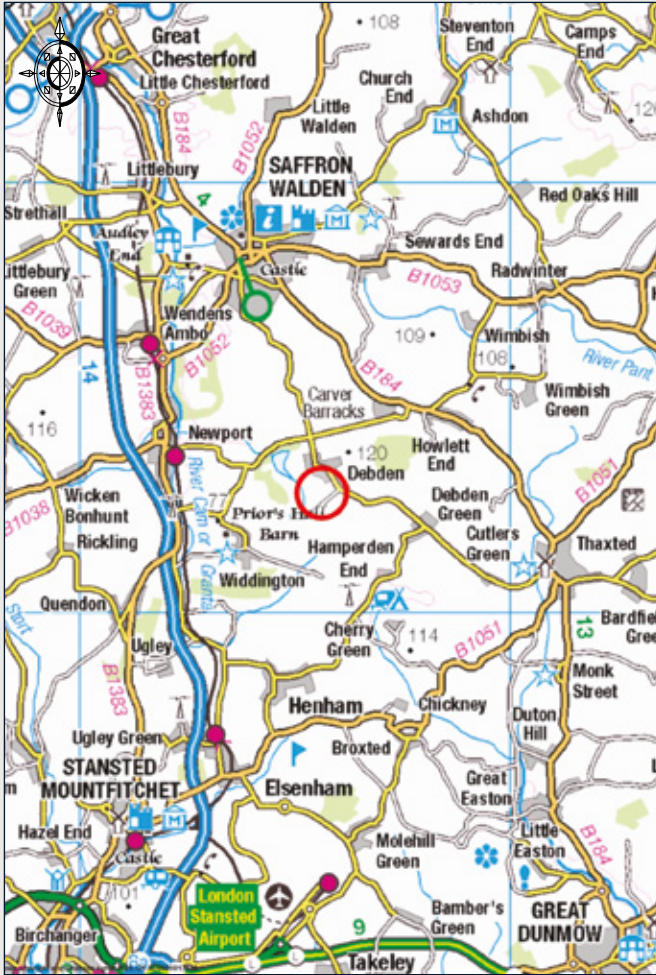
Anti-Money Laundering Regulations

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. July 2025





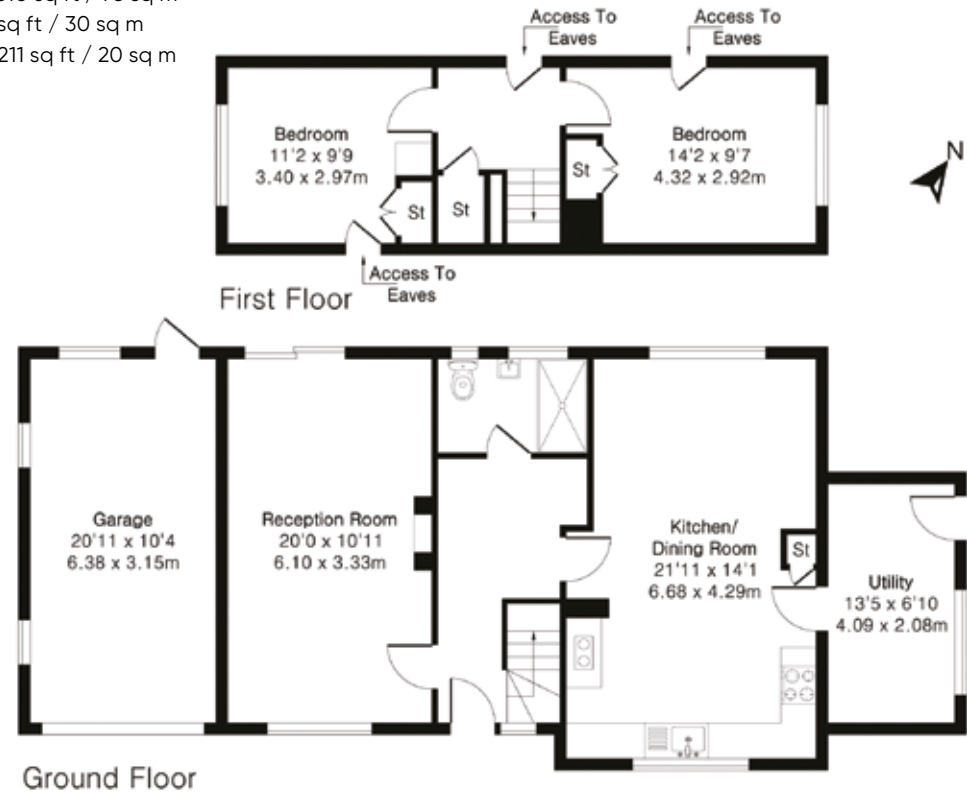
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**Approximate Gross Internal Area 1129 sq ft - 105 sq m
(Excluding Garage)**

Ground Floor Area: 810 sq ft / 75 sq m

First Floor Area: 319 sq ft / 30 sq m

Garage Floor Area: 211 sq ft / 20 sq m



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). September 2023

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