



Farm Land: Maldon

**Guide Price
£2,600,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Featuring farmland extending to approximately 366 acres (148 ha),
situated close to the Essex coast.

DETAILS

The farmland forms part of the estate associated with Beeleigh Abbey, the estate is available as a whole or in the following 4 lots.

Lot 1: Beeleigh Abbey, Gardens and Grounds 35.38 acres (14.34 ha) -
Guide Price - Â£2,500,000

Lot 2: Land at Great Beeleigh Farm 318.97 acres (129.10 ha) - Guide Price -
Â£2,600,000

Lot 3: Buildings at Great Beeleigh Farm 1.76 acres (0.71 ha) - Guide Price -
Â£200,000

Lot 4: Building and Land at Great Beeleigh Farm - Guide Price - Â£150,000
Total Guide Price: Â£5,450,000



**Beeleigh Abbey, Beeleigh Turning, Beeleigh,
Maldon, Essex CM9 6LL**

SITUATION

The Beeleigh Abbey Estate is situated in the quiet hamlet of Beeleigh off of Beeleigh Turning. The market town of Maldon is 1 mile away and offers a range of facilities, and the city of Chelmsford is 8 miles away and offers a wide range of schooling, facilities and a high speed rail link to London Liverpool Street Station with a journey time of about 30 minutes.

Post Code: CM9 6LL

What3Words: //today.assist.expectant

Land at Great Beeleigh Farm 318.97 acres (129.10 ha) - Guide Price - Â£2,600,000

Situated immediately to the west of Beeleigh Abbey with frontage to two minor roads from which there is access. Predominately for arable cropping, but with an area of permanent grass and woodland to the north adjoining the Chelmer and Blackwater Navigation Canal. The soils are Grade 2 to the far south and Grade 3 elsewhere, with the majority being a clay loam over gravel apart from where they front the canal which are river terrace gravels.

Arable cropping: 235.84 acres (95.44 ha)

Grassland: 55.13 acres (22.31 ha)

Woodland: 25.43 acres (10.29 ha)

Water & misc: 2.57 acres (1.04 ha)

Contact Amy Randall a.randall@wnott.co.uk for further information.

LEGAL

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT such tax will be payable in addition.

LOCAL AUTHORITY

Maldon District Council, Princes Road, Maldon, Essex CM9 5DL.

SERVICES

Purchasers must satisfy themselves as to the suitability and availability of services for their intended use.

SPORTING, TIMBER & AMP; MINERAL RIGHTS

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

ENVIRONMENTAL STEWARDSHIP & BASIC PAYMENT SCHEMES

Entitlements to the Basic Payment relevant to the land offered for sale are excluded from the sale.

There is no Environmental Stewardship.

RESTRICTIVE COVENANTS, EASEMENTS & RIGHT OF WAY

The property is being sold subject to and with the benefit of all rights, including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easement and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

ANTI MONEY LAUNDERING

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

Given the potential hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your own personal safety. All viewings and appointments are strictly by prior appointment with the vendor's agent.

JOINT MARKETING

JOINT AGENT

Strutt & Parker

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&Nott**

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