



LAND AT WHYTEGATES FARM

Cottered, Hertfordshire

BROWN & CO

LAND AT WHYTEGATES FARM

Cottered, Hertfordshire, SG9 9QZ

23.89 Hectares (59.03 Acres) of Grade 2 Arable Land

THE PROPERTY

The property comprises 23.89 hectares (59.03 acres) of Grade 2 arable land divided into two parcels, as shown coloured pink, on the plan attached to these Particulars.

The land is detailed as forming part of the Hanslope Soil Classification Series and is suitable for growing root and cereal crops.

LOCATION

The land is located close to the village of Cottered with frontage to the A507 and lies approximately 3 miles from Buntingford, 6.5 miles from Baldock and 8.5 miles from Stevenage.

CROPPING HISTORY

| YEAR | 2023 | 2022 | 2021 | 2020 | 2019 |
|------|--------------|--------------|--------------|-----------------------|-----------------------|
| CROP | Winter Wheat | Winter Wheat | Winter Wheat | Winter Beans / Fallow | Winter Beans / Fallow |

ACCESS

The property benefits from direct access onto the A507.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty.

TENURE

The freehold of the land is being sold subject to the existing Farm Business Tenancy.

FARM BUSINESS TENANCY

The land is currently subject to a Farm Business Tenancy which is due to expire on the 28th September 2023.

HOLDOVER

The current Tenant will reserve the right to harvest the 2023 crop.

LAND DRAINAGE

The land is understood to benefit from some historic land drainage.

STATUTORY DESIGNATIONS

The property is within a Nitrate Vulnerable Zone (NVZ).

PUBLIC RIGHTS OF WAY

Field number 0957 is crossed by a Public Footpath (Cottered 031).

WAYLEAVES, EASEMENTS & RIGHTS 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, sport, drainage, water and electricity suppliers and other rights obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas or other pipes whether referred to in these particulars or not in particular or not.

BOUNDARY

The sellers will on completion arrange for the open boundary to the North of field 0957 to be demarcated.

LAND REGISTRY

The property is registered under Land Registry Titles HD242544 & Part HD610612

DRAINAGE RATES

The land is subject to Environment Agency General Drainage Charge.

SPORTING RIGHTS

The sporting Rights are included in the sale of the property so far as they are owned.

TIMBER AND MINERALS

The Timber and Mineral Rights are included in the sale of the property so far as they are owned.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payment Agency. No historic BPS payments or Entitlements are included with the sale. The Tenant has claimed and will receive all income in respect of the 2023 claim.

CROSS COMPLIANCE

The buyer(s) will be required to indemnify the Tenant for any non-compliance that results in the penalty or reduction of their payment under the Basic Payment Scheme in relation to their 2023 claim.

ENVIRONMENTAL STEWARDSHIP

The land is not currently subject to any Environmental Stewardship agreement.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained within these particulars is sold subject to any Development Plan, Tree Preservation Order, Town and Planning Scheme, Resolution or Notice which may or may not come to be enforced and also subject any statutory provisions or bylaws without any obligation on the part of the sellers to specify this.

OVERAGE

The property as coloured pink on the sale plan will be subject to an overage clause whereby the Seller or their predecessors will be entitled to a 30% uplift in the value above over a period of 30 years (from the date of completion) in the event that planning consent is obtained for any non-agricultural use. The overage will be triggered upon the sale of the land with the benefit of the consent or the implementation of any such consent.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to these particulars, or the interpretation thereof, that matter will be referred to an arbitrator to be appointed by the selling agent.

PLANS AND AREAS

These are prepared as carefully as possible by referenced additional OS data and the Rural Land Register. The plans are published for illustrative purposes only and although they are believed to be a correct their accuracy cannot be guaranteed.

ANTI-MONEY LAUNDERING

In accordance with the most recent anti money laundering legislation the purchaser will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

BOUNDARIES

The buyer(s) shall deem to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining boundaries nor their ownership.



VALUE ADDED TAX (VAT)

Should any sale of the land or any rights attached become a chargeable supply for the purposes of VAT, such tax will be payable by the buyers in addition to the contract price.

LOCAL AUTHORITY

East Hertfordshire District Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

HEALTH AND SAFETY

Given the potential hazards we would ask you be as vigilant as possible when making your inspection of the property for your own personal safety.

VENDORS SOLICITORS

Rollits Solicitors
Forsyth House
Alpha Court
Monks Cross
York
YO32 9WN

POSTCODE

SG9 9QZ (Nearest)

WHAT3WORDS

grad.obstruct.basic

VIEWING

Viewing is strictly by appointment with the Selling Agents, Brown & Co.
Tel: 01480 213811

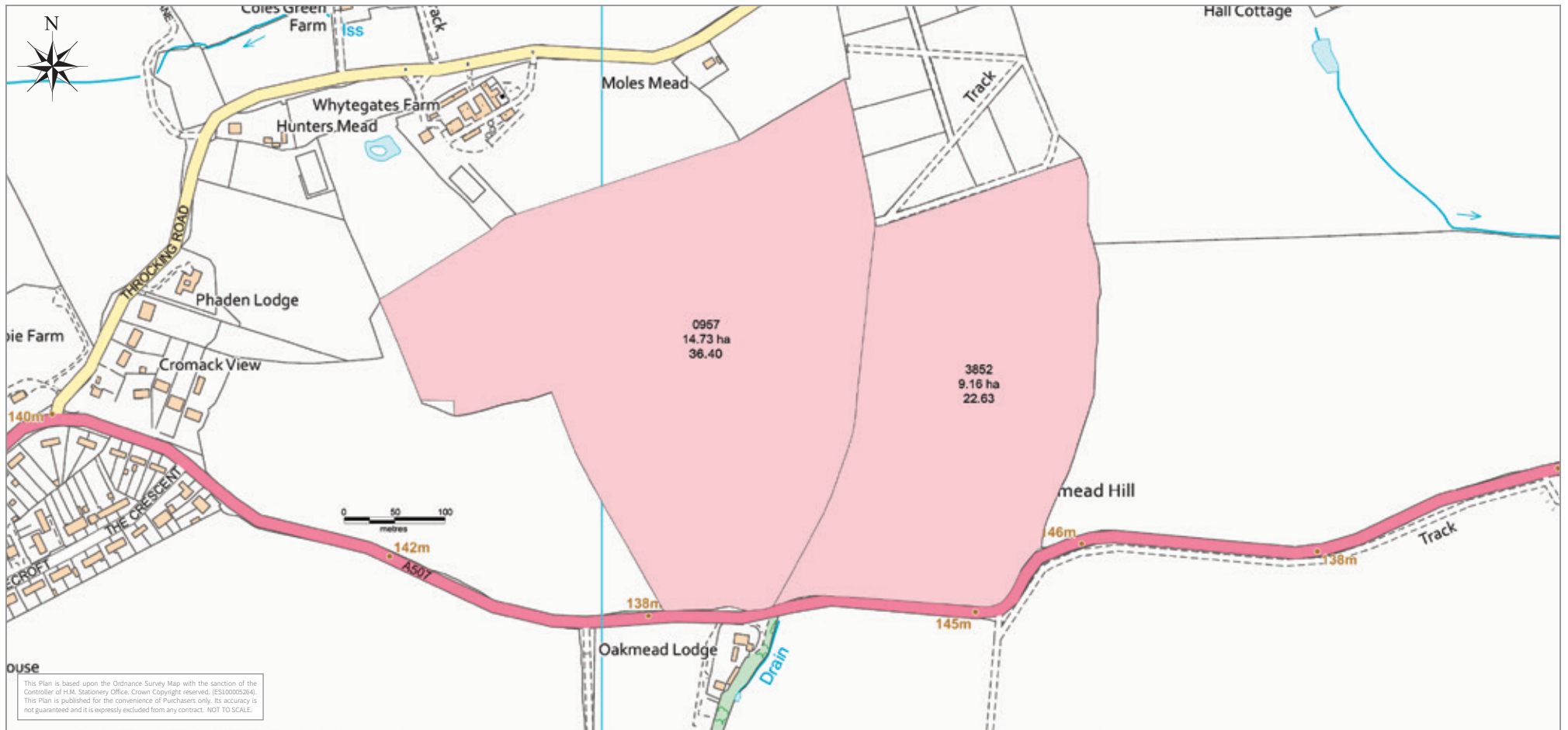
SELLING AGENTS

James Bailey – james.bailey@brown-co.com
Lucy Bates – lucy.bates@brown-co.com

The Fairways, Wyboston Lakes, Great North Road, St Neots,
Bedfordshire, MK44 3AL
Tel: 01480 213811

PHOTOS AND PARTICULARS

Prepared and taken June 2023.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in June 2023. Brochure by wordperfectprint.com.

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