



# LAND AT ST AYLOTT'S FARM

NR SAFFRON WALDEN | ESSEX | CB10 2NE

**Robert Fairey / Jemima Lewis-Jones**

Brown&Co Bury St Edmunds

07768 465741/07766 785129

[bury@brown-co.com](mailto:bury@brown-co.com)

**34.92 Ha (86.28 acres) For Sale by Private Treaty**

**BROWN & CO**

Property and Business Consultants

[brown-co.com](http://brown-co.com)



## INTRODUCTION

The land extends to approx. 34.92 hectares (86.28 acres) of productive arable land with an old dismantled railway running along the northern boundary

## LOCATION & SITUATION

The property is located in north west Essex, approximately 4 miles east of Saffron Walden and approximately 1 mile south west of the village of Ashdon.

## LOT 1 – 29.16 HECTARES (72.06 ACRES) OF MAINLY AGRICULTURAL LAND COLOURED YELLOW ON THE SALE PLAN

The land is accessed off Butlers Lane and off Walden Road and consists of three fields lying in one block. Along the north east boundary is a disused and dismantled railway line.

## LOT 2 – 5.76 HECTARES (14.22 ACRES) OF MAINLY AGRICULTURAL LAND COLOURED GREEN ON THE SALE PLAN

A single field which is accessed off Walden Road.

## GENERAL REMARKS AND STIPULATIONS

### METHOD OF SALE

The Property is offered for sale as a whole or in two Lots by Private Treaty. Parties wishing to offer for the whole property should do so by offering for each Lot individually as they are in separate ownerships.

### EXCHANGE OF CONTRACTS AND COMPLETION:

Exchange of contracts to take place 28 days after receipt of the draft contract with a 10% deposit payable. Completion on 30th August 2024, subject to Holdover for the Vendor to remove any growing crops.

If early entry is required, then purchasers will be asked to pay an additional 10% at that stage.

### LAND CLASSIFICATION

The soil is shown by the Soil Survey of England and Wales as being mainly of the Hanslope Soil Association. This is a slowly permeable calcareous clayey soil, some slowly permeable non-calcareous clayey soils. Suitable for winter cereals and some other arable crops.

### PAST CROPPING

HARVEST YEAR	CROP
2019	Spring Barley – Planet
2020	Spring Beans – Lynx
2021	Winter Wheat – Skyfall
2022	Winter Wheat – Extase
2023	Spring Barley – Laureate
2024	Winter Barley - Craft

## STATUTORY DESIGNATIONS

The land lies within a Nitrate Vulnerable Zone.

## ENVIRONMENTAL SCHEMES

An application has been submitted by the Vendor to secure funding under the Countryside Stewardship Grant. The application covers 0.64 hectares of flower-rich grass margins over Lot 1. Further information can be provided by the Vendor's Agent upon request.

## BASIC PAYMENT SCHEME (BPS)

The land is registered on the Rural Land Register. However, no BPS entitlements are included with the sale.

The vendor will receive and retain all future Basic Payment run off or delinking payments relating to the land.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

Except as set out below, we are not aware of any rights of way, public footpaths, bridleways, easements, wayleaves, and private access either enjoyed by neighbours across this property or enjoyed by this property over neighbouring land.

There is a right of way over the eastern boundary of Lot 2 with or without vehicles in favour of a neighbouring landowner.

There is an oil pipeline running under the property (north east to south west).

There are overhead electricity wires running across the property.

There is a private water easement to service an adjoining property to the north of the dismantled railway line.

There are rights of access in favour of the vendor over part of the entrance track to the residential property in Lot 1

A neighbouring owner has a right of way over the track in Lot 1 which runs from the Walden Road to the dismantled railway line.

## LAND DRAINAGE

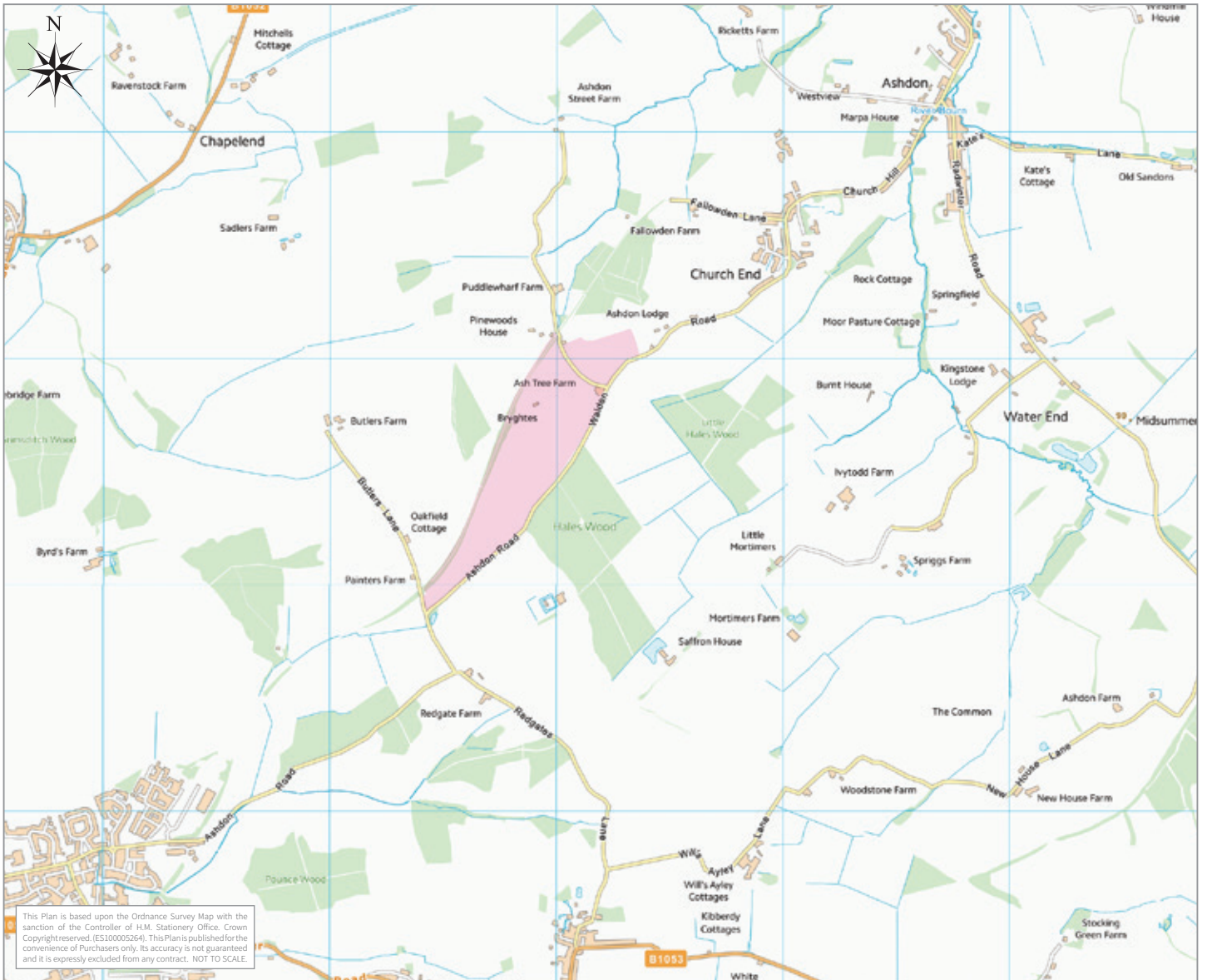
Various drainage plans are available for inspection at the selling Agents office.

## SPORTING, MINERALS AND TIMBER

All sporting and mineral rights and timber or timber like trees (except as reserved by Statute or to the Crown) are included in the sale.

## PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.



## BOUNDARIES

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining boundaries nor their ownership.

## SELLING AGENTS

Jemima Lewis-Jones  
 E: [Jemima.lewis-jones@brown-co.com](mailto:Jemima.lewis-jones@brown-co.com)  
 T: 01284 731 462  
 M: 07766 785 129

Robert Fairey  
 E: [robert.fairey@brown-co.com](mailto:robert.fairey@brown-co.com)  
 T: 01284 731 450  
 M: 07768 465741

## VIEWINGS AND HEALTH & SAFETY

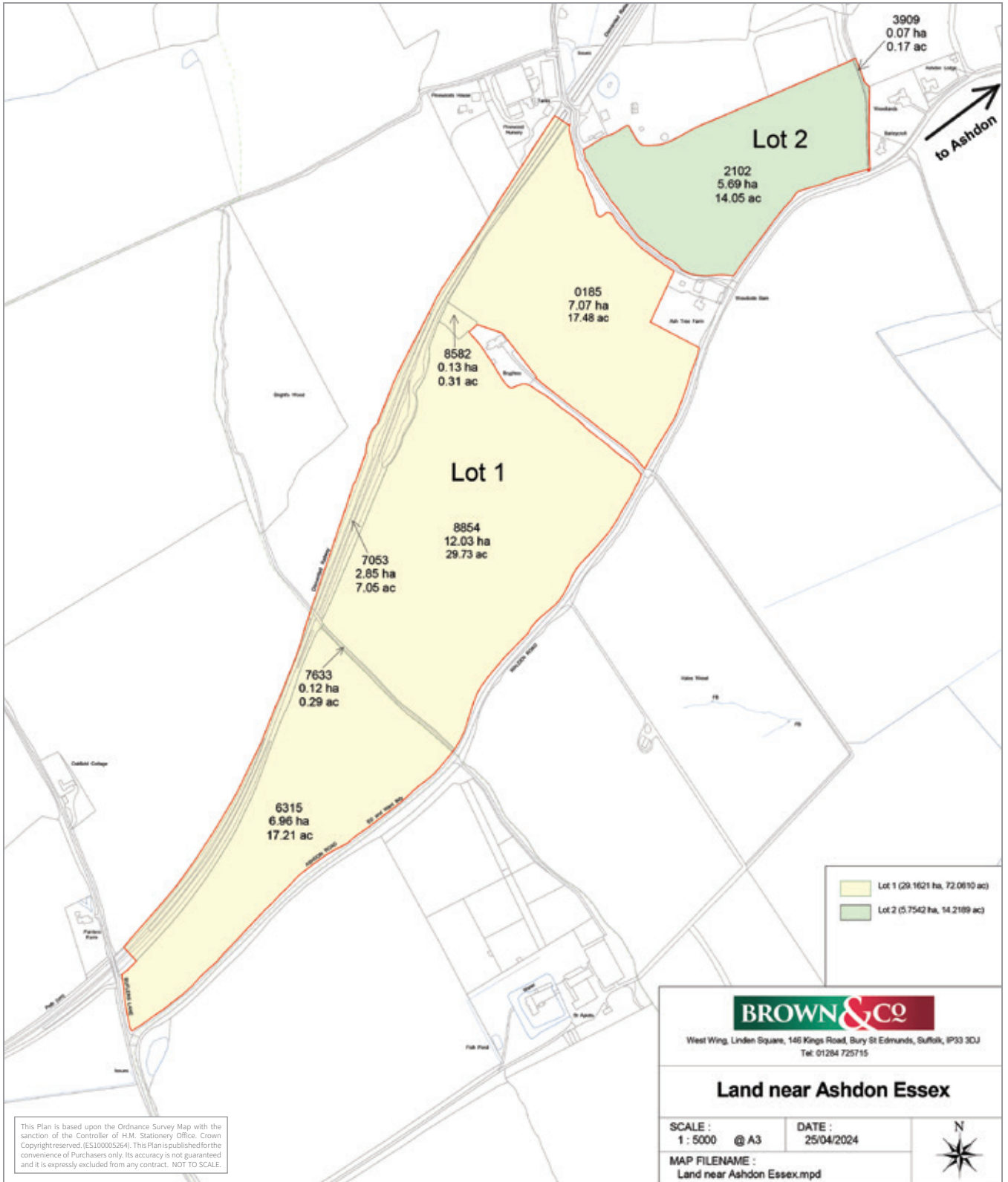
The land may be viewed at any time with a set of particulars to hand with interested parties first having registered their interest with the selling agents (Brown & Co). People viewing the property should be careful and vigilant whilst on the property. Neither the Vendor or the Vendor's Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

## USEFUL ADDRESSES

Uttlesford D.C - London Road, Saffron Walden, CB11 4ER  
 Essex C. C - County Hall, Market Road, Chelmsford, CM1 1QH

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers 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.



**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 or 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 May 2024. Brochure by wordperfectprint.com.

Linden Square, 146 Kings Road, Bury St Edmunds, Suffolk, IP33 3DJ  
 01284 725715 | bury@brown-co.com

