



# LAND AT TEMPLE FARM

**Roydon, Essex, CM19 5FU**

Land with strategic development potential bordering the village of Roydon



## DISTANCES

Harlow - 2.7 miles  
 Hoddesdon - 3.5 miles  
 Central London - 32 miles  
 (All distances are approximate)

## LOCATION

The land at Temple Farm is situated on the western edge of the village of Roydon in Essex. The property has good communication links with with Roydon having a train station with direct access into London Liverpool Street (31 minutes). Temple Farm lies between the main trunk roads of the M11 and A10 running north south.

The town of Harlow benefits from a wide range of supermarkets, high street shops, pubs and restaurants, along with other community, amenity and recreational facilities.

## PLANNING

The property falls within the jurisdiction Epping Forest District Council. On 9th February 2023, the Council received the Inspector’s Report on the Examination of the Local Plan. The Report concluded that subject to the Main Modifications, the Local Plan meets the soundness test as set out in the NPPF and is capable of adoption. The Epping Forest District Local Plan 2011 to 2033 was adopted at an Extraordinary Meeting of the Council on 6th March 2023.

In May 2016, the Vendors entered into a Promotion Agreement with Dandara Iom Holdings Limited for an initial 5 year term. This agreement was extended in 2021 for a further 5 years to 2026. The Promotion Agreement extends across the pasture land but does not include the buildings. A plan of the property is included within the Promotion Agreement, along with the Promotion Agreement documents are included within the dataroom.



## DESCRIPTION

Temple Farm is accessed direct from Roydon High Street. The property comprises approximately 68.87 acres (27.878 hectares) of predominantly pasture with the following range of buildings:-

| BUILDING     | DESCRIPTION   | SQ M | SQ FT |
|--------------|---|------|-------|
| Turkey Barn  | A steel portal frame farm building with low level blockwork elevations beneath vertical timber cladding, concrete floor and corrugated sheet roof.    | 775  | 8,342 |
| Workshop     | A steel portal frame building with low level blockwork elevations beneath corrugated sheet cladding and roof, concrete floor and sliding metal doors. | 418  | 4,501 |
| Chiller      | A chiller unit  | 28   | 296   |
| The End Barn | A steel portal frame farm building with vertical timber cladding, corrugated sheet roof and earth floor.  | 254  | 2,729 |

Temple Farm has been in the same family ownership since 1937 who have been specialising in the traditional production of free-range, slow-grown, Christmas turkeys. It is proposed that this use will continue under a Farm Business Tenancy, details of which are available in the dataroom.

## APPLICATIONS

The following most salient planning applications have been approved at the property:-

|             |             |   |          |
|-------------|-------------|---|----------|
| EPF/2359/18 | 5 Nov 2018  | Prior Approval for change of use of part of an agricultural barn to 2 no. two bed dwellings                                 | Approved |
| EPF/1106/19 | 25 Jun 2019 | Notification for Prior Approval for a proposed change of use of part of an Agricultural Building into Class B1 flexible use | Approved |

Application number EPF/2359/18 was renewed for a further 3 years from July 2021 under application number EPF/1482/21.

## OVERAGE

The property will be sold subject a deed of covenant entitling the Vendors to benefit from 40% of any uplift beyond agricultural value resulting from the granting of consent for any non-agricultural use for a period of 25 years. The overage payment would be triggered by the granting of a planning consent or a sale of the land. For more information, please contact the Vendors' Agents.

## GENERAL REMARKS AND STIPULATIONS

### Method of sale

The property is offered for sale as a whole by informal tender. Tenders are to be submitted by email to [ajones@savills.com](mailto:ajones@savills.com) and [ocarr@savills.com](mailto:ocarr@savills.com) no later than 12 noon on 14th June 2023. The tender documentation is available in the dataroom.

### Tenure & possession

The freehold interest of the property is available for sale subject to a Farm Business Tenancy made between the Vendors and the Purchaser for a period of 10 years from the date of completion at a rent of £17,500 per annum. It is agreed that the granting of planning permission will annul the tenancy to deliver vacant possession. Further details are available in the dataroom.





### Exchange of contracts and completion

Contracts are to be exchanged within 30 days of the issue of draft contracts by the Vendors' solicitor. A 10% deposit will be payable on exchange of contracts. Completion will be as soon as reasonably possible thereafter.

### Minerals, Timber and Sporting

All rights for minerals, timber and sporting are included insofar as they are owned.

### Easements, Covenants, Rights of Way & Restrictions

The property is sold subject to all existing wayleaves, easements, public and private rights of way, covenants and restrictions, whether stated in the particulars or not.

The public rights of way are indicated on the sale plan. The owner of the Lock House towards the far eastern corner of the property enjoys a right of access through the farm to the public highway.

### 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 rights attached to it becomes a chargeable supply for the purposes of VAT such tax will be payable in addition.

### Viewings

Upon registration with the Vendors' agent, potential purchasers are able to view the land at any time during daylight hours with a copy of these sales particulars. If there are any points of particular importance to you, we recommend you discuss these with us before you travel to the property.

### what3words

///ballots.dance.obey

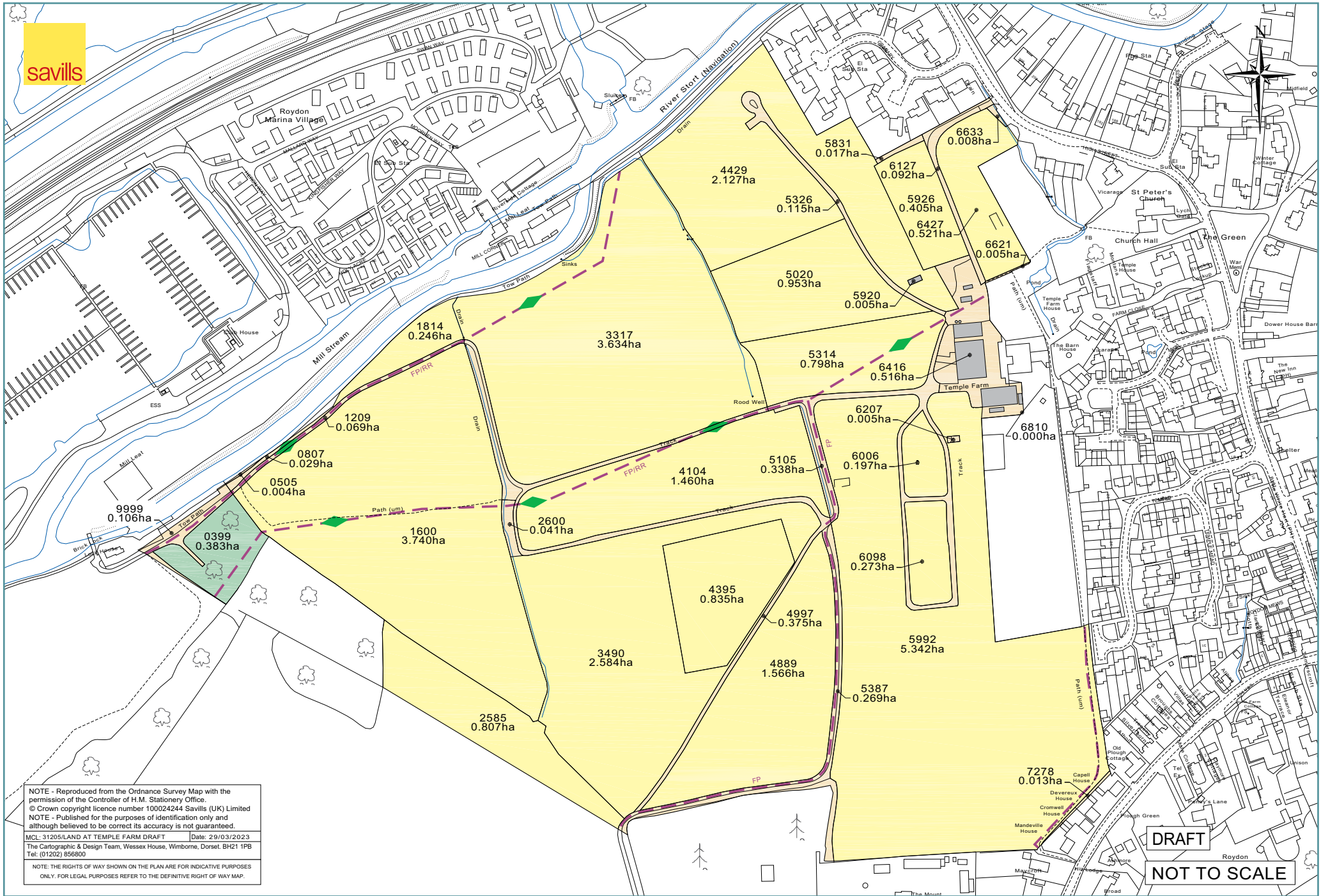
What3Words gives every 3m x 3m square in the world a unique 3 word address. This one describes the principal entrance to the land.

### Solicitors

Gasby Harrison Solicitors, Goffs Oak House, Goffs Lane, Goffs Oak, Cheshunt, Hertfordshire, EN7 5HG. Ref: Stephen Stewart & James Blakemore.

### Local Authority

Epping Forest District Council Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ.



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|--|------------------|
| MCL 31205/LAND AT TEMPLE FARM DRAFT                                      | Date: 29/03/2023 |
| The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB |                  |
| Tel: (01202) 556900  |                  |

NOTE: THE RIGHTS OF WAY SHOWN ON THE PLAN ARE FOR INDICATIVE PURPOSES ONLY. FOR LEGAL PURPOSES REFER TO THE DEFINITIVE RIGHT OF WAY MAP.

**DRAFT**  
**NOT TO SCALE**



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## DATAROOM

Further information about the property can be found in the dataroom:  
<https://savillsglobal.box.com/s/uczrfzv6npy7d9lmy7mlxgzdtgy74le>

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser(s) will be required to provide proof of identity and address prior to the instruction of solicitors.

## CONTACT

For further information please contact:

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Designed and Produced: 230427 OC 628532