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FOR SALE

THREE DISTINCT PARCELS OF PREDOMINATELY ARABLE LAND LOCATED IN DEDHAM, ESSEX

In total, expanding to 72.09 acres (29.17 hectares) approx.

Comprising 57.73 acres (23.36 hectares) of arable land, and 14.36 acres (5.81 hectares) of grazing land

Available as a whole or as 3 separate lots:

Lot 1 – 52.90 acres (21.40 hectares)

Offers In Excess of: £530,000

Lot 2 – 15.27 acres (6.17 hectares)

Offers in Excess of: £153,000

Lot 3 – 3.92 (1.58 hectares)

Offers in Excess of: £100,000



Location

The land is located approximately 1 mile outside the middle of the desirable village of Dedham. The Village lies approximately 5 miles from Manningtree and 8 miles from Colchester.

Dedham is located on the Essex-Suffolk border, in the heart of the Dedham Vale, a designated national landscape. Surrounded by softly undulating countryside, open meadows and the River Stour, Dedham is renowned for its scenic beauty and enduring village charm.

Description

The land at Dedham is available as a whole or in 3 lot's, in all expanding to approximately 72.09 acres (29.17 hectares) Grove Hill and Ardleigh Road provide direct access to all three lots. The land is classified by DEFRA as Grade 3 land, comprising predominantly loamy and clayey soil types.

The land has been farmed subject to a Farm Business Tenancy. Typically growing wheat, barley, beans and potatoes. The previous five year cropping schedule is enclosed. The current Farm Business Tenancy is due to terminate following harvest 2025. The tenant has indicated that they would happily continue farming the land should the owner wish.

The land is identified for reference on the enclosed plan outlined in red, blue, and green.

Boundaries

These are shown for identification purposes only outlined on the enclosed plans. Purchasers should satisfy themselves with regard to these and no error, omission or misstatement will allow the purchaser to rescind the contract nor entitle either party to compensation thereof. The property is partly registered with the Land Registry under Title Numbers EX926826 and EX35427.

Method of Sale

The land is offered for sale by private treaty, inviting offers for the whole or for individual Lots, with the intention of achieving Exchange of Contracts as soon as possible, with completion no later than four weeks thereafter.







LOT 1 - Arable and Grazing Land (52.90 acres)

The Land is divided into two blocks, comprising approximately 38.54 acres (15.59 hectares) of arable land and 14.36 acres (5.81 hectares) of grazing land. Access to the land is available from the bottom of Grove Hill. Note that agricultural access to the arable land is via the grazing land from the bottom of Grove Hill. There is also limited vehicular access via Monks Lane, which is a public right of way, which falls outside of the ownership.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Tee Field (15.75acres)	Winter Barley	Winter Barley	Beans	Spring Barley	AHL 1
Brook Field (17.75 acres)	Winter Barley	Winter Barley	Beans	Spring Barley	AHL 1
Five Acres Field (5.04 acres)	TBC	TBC	TBC	TBC	TBC





LOT 2 - Single Arable Field

A single arable field totalling 15.27 acres (6.17 ha) of predominantly Grade 3 arable land; benefitting from access directly off Grove Hill. The previous cropping rotation is as follows:

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
LOT 2	Spring Barley	Winter Barley	Potatoes	Winter Barley	Spring Barley



Lot 3 - Single Arable Field

A single arable field expanding 3.92 acres (1.58 ha) with circa 125 metres of road frontage on Long Road West and 55 metres of road frontage on Ardleigh Road. This appealing parcel of land offers potential for change of use, subject to planning permission.

2020/2021 2021/2022 2022/2023 2023/2024 2024/2025

LOT 3 Beans Winter Wheat Winter Wheat Winter Barley Potatoes



Boundary Works

Lot 1 Following a recent sale, the adjoining landowner is to erect a fence along the boundary shown A to B on the enclosed plan.

Lot 2 The purchaser shall, within 28 days of completion of the sale of the land or the Farm Business Tenancy being terminated, create an open ditch extending up to and meeting the existing open ditch located on the eastern boundary of the land. The ditch is to continue due south to meet up with the southern boundary.

The purchaser must also, within 28 days of completion of the sale, erect a boundary fence between points E and F. The boundary fence must be post and rail, as a minimum and continued to be maintained by the purchase.

Lot 3 The purchaser shall, within 28 days of completion of the sale of the land erect, as a minimum, a standard post and rail fence along the southern boundary entranceway. In addition, the purchaser is required to plant a native species hedge in the former field gateway, which incorporates the same species as existing hedging. It will be the ongoing responsibility of the purchaser to maintain the fence and hedge at all times thereafter. Indicated on the enclosed map between points G and H.

Restrictive Covenants

All lot's are subject to a restrictive covenant. Restricting the use of the land to agricultural, equestrian (including shelter and hardstanding), and amenity purposes (excluding social or public events/activities.) There are currently no planning applications or permissions in place.

All lot's will be sold with a restrictive covenant prohibiting any form of light that disturbs the natural surroundings or intrudes neighbouring properties.

Wayleaves, Easements and Rights of Way

Lot 1 has a gas main that runs along the northern edge. It is understood that there is a water main running north to south across 'Tee Field' and 'Brook Field'. More details can be provided in due course. A public footpath enters the land at the eastern boundary and precedes west along the brook. Monks Lane, a designated Greenlane, runs between Lot 1, dividing the land into two blocks. There is also a private Right of Way over the entrance off grove hill in favour of the enjoining owner. Further details can be provided by the agent.

There are no further public rights of way effecting Lot 2 or Lot 3.

Basic Payment Scheme, Countryside Stewardship and Woodland Grant Scheme

No entitlements to the Basic Payment Scheme will be transferred with this sale. All further rights to the delinked payment are to be retained.

There is currently a Countryside Stewardship Agreement in place, in the name of the farm business tenant. It is anticipated the agreement will be transferred onto the purchaser, or, will remain with the farm tenant should the tenant be offered a new Farm Business Tenancy.

Vendors Solicitor

Thompson, Smith and Puxon Solicitors. Stable 6, Stable Road, Colchester, Essex, CO2 7GL Tel: 01206 217077. For the attention of: Will Quince Email: will.quince@tsplegal.com

Ingoing Valuation

In addition to the purchase price the Purchaser may be required to pay for all growing crops including seeds, fertilisers, sprays applied and cultivations in accordance with the recommendations from the Essex Agricultural Valuers Association.

Sporting Rights

Sporting Rights will be retained by the seller for 25 years.

Minerals

So far as they are available minerals are included in the sale.

VAT

It is not expected that VAT will be charged on the sale but should the sale of the property or any Rights attached to it be deemed chargeable for the purposes of VAT, this will be payable in addition to the sale price.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. The Purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle any party to compensation. All Plans are for identification purposes only and in the event of any discrepancies between the Plans and any area, schedule, or the Land Registry the Land Registry shall prevail.

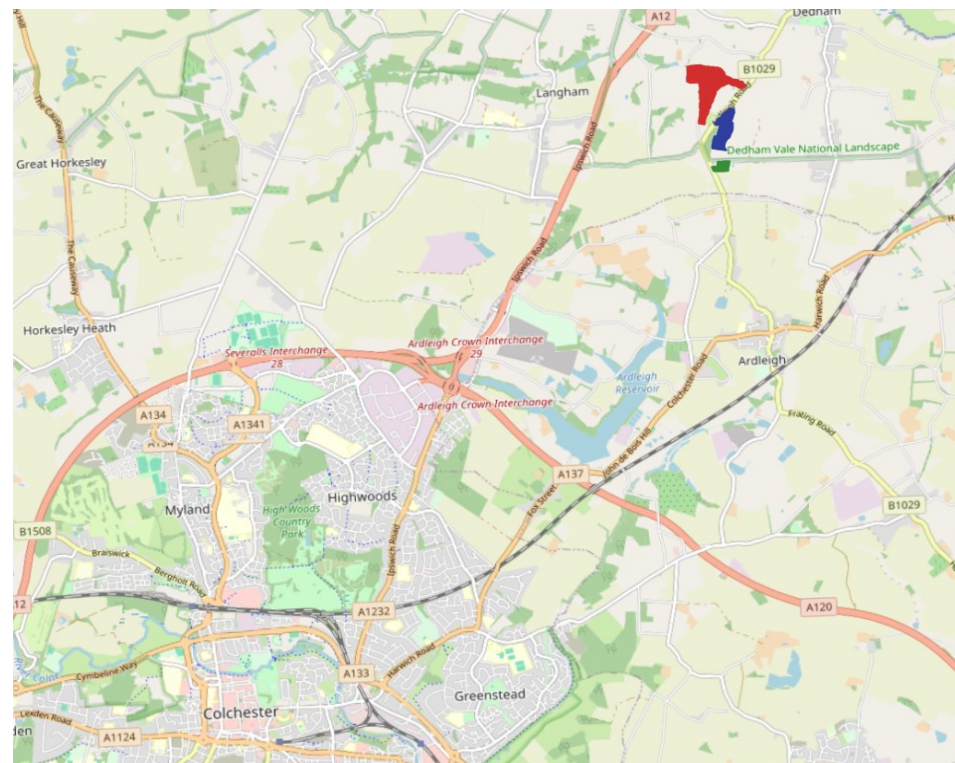
Important notes

The Purchaser shall be deemed to have full knowledge of the boundaries of the property and the ownerships thereof. The property is sold subject to any development plans, tree preservation orders, Ancient Monument Orders, Town Planning Schedules and resolutions that may or may not come into force. Any plans are deemed to be representative of

the property, but no assumption should be made in respect of any parts of the property.

Viewings

All viewings are to be by appointment only with all interested parties notifying the Selling Agents, Brooks Leney, on tel. **01473 834595** or email **fwha@brooksleney.co.uk** prior to any viewing. Viewings will be undertaken during daylight hours with a set of these particulars in hand.



Agents' Notes

Brooks Leney for themselves and for the sellers of this property, whose agents they are give notice that: -

1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No member or person in the employment of Brooks Leney has any authority to make or give any representation or warranty whatever in relation to this property.