



Essex Hall Farm

Ridgewell, Halstead, Essex







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Halstead 10 miles, Haverhill 5 miles, Stansted Airport/M11 18 miles, Cambridge 23 miles
(distances approximate)

A well-equipped residential arable
farm in an attractive part of north
Essex with potential to add value

Six bedroom Listed farmhouse for modernisation in moated setting

Traditional buildings with development potential

Modern farm buildings

A pair of cottages with potential to replace

A further 3 bedroom cottage

Grade 2 arable land and ancient woodland, bordering the River Colne

Potential to re-establish game shooting

In all 581.38 acres (235.29ha)

Available by private treaty | As a whole or in 8 lots



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Essex Hall Farm Ridgewell, Halstead, Essex

Situation

Essex Hall is located off a minor road between the villages of Ridgewell and Stambourne in North Essex. The A1017 is 1 mile away and links to Haverhill/Cambridge to the north-west and to Halstead/Braintree to the south.

Local services are available in Haverhill (5 miles), Clare (6 miles) and Sible Hedingham (6 miles). Ridgewell offers a pub, church, village hall and primary school. Stambourne has a church and village hall.

Lot 1 Essex Hall, the Granary and paddock. 3.15 acres (1.27 ha).

Essex Hall sits at the centre of the farm, set well back from the Stambourne Road from which it is shielded by mature trees. The house sits within a partially double moated setting which is designated as a Scheduled Monument. Stables and a paddock adjoin.

References to the house date back to at least 1549 with the current Grade II listed house believed to originate from the 1680s. It was extended and improved in the mid 20th century.

Access to the house is either by a dedicated (but presently unused) driveway to the north and east of the house, or from the main drive to the traditional buildings, to the south of the house.

Approaching the house from the south brings you across the old moat to a parking area and to the main front of the house with its yellow brick façade. Continuing to the east of the house brings you to the garaging and storage areas within the rear courtyard. The house is primarily timber framed and rendered under a roof that is mainly tiled, with slate and flat roof elements.

The house is in need of modernisation but would provide a wonderful family home.

The accommodation extends to 360sqm (3,850 sqft) and includes:

Porch. 2.13m x 2.00m. Double doors to south.

Sitting room (S) 5.02m x 4.73m. Woodburner in inglenook fireplace. Door to main staircase.

Drawing room (S & E) 10.00m x 4.97m. Double aspect and brick surround fireplace.





Inner hall 6.26m x 3.34m. Incorporating a storage cupboard and access to the dry cellar (4.64m x 4.34m) with solar PV control panel.

Dining Room (S) 4.64m x 4.34m. Open fireplace. Door outside.

Kitchen (N) 4.13m x 3.69m.

Study/Library (N) 4.49m (max) x 4.43m (max). Fitted bookshelves.

China passage. 2.13m x 1.39m. Cupboard lined link between the study and drawing room.

Rear passage (N) 4.81m x 0.92m. Doors to:

Boot Room (N) 2.48m x 2.12m. Corrugated Perspex roof. Back door.

Larder (S) 3.59m x 2.69m. Fitted cupboards and shelves, tiled floor. Solar panels on roof.

W.C. (S) 2.63m x 1.14m.

Utility/boiler room (S) 5.01m x 3.03m. Oil fired boiler. Tile floor. Solar panels on roof.

The first floor is accessed by 2 staircases, one from the sitting room and one from the inner hall.

Bedroom 1(E) 5.01m x 4.49m. Large double bedroom at the top of the main staircase.

Bedroom 2 (S&E) 5.02m x 4.97m. Large double bedroom.

Bedroom 3 (S) 4.57m x 4.25m. Large double bedroom with hand basin.

Bedroom 4 (S) 4.17m x 3.55m. Large double bedroom with walk in wardrobe.

Bedroom 5 (N) 4.50m x 2.96m. Double bedroom with fitted wardrobe incorporating a hand basin.

Inner hall with linen cupboard leading to:

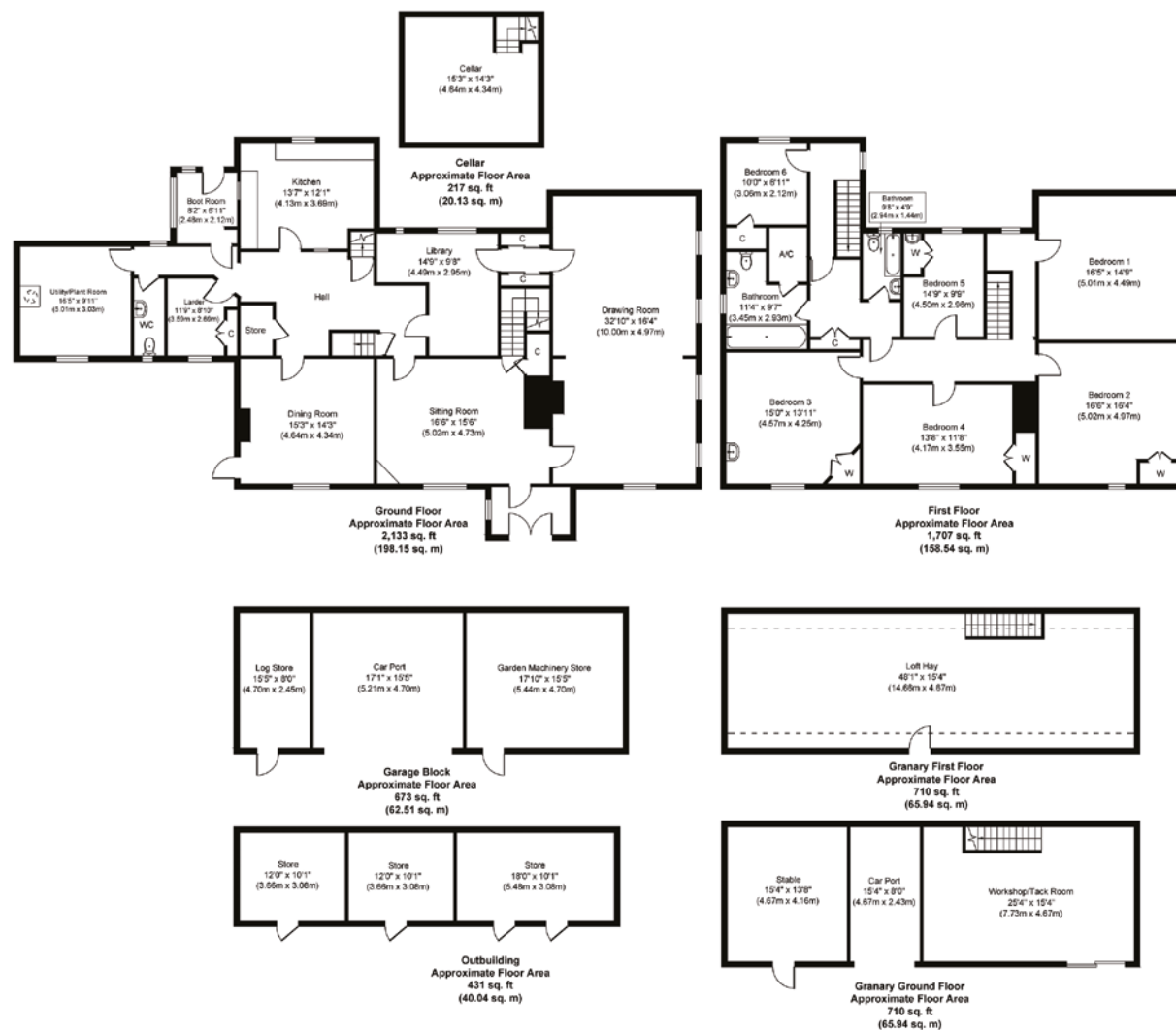
Bathroom 1 (N) 2.94m x 1.44m. Bath, W.C. and hand basin.

Bathroom 2 (W) 3.45m (max) x 2.93m. Bath, W.C. and hand basin. Large airing cupboard with hot water tank.

Bedroom 6 (N) 3.06m x 2.12m. Single bedroom with cupboard at the top of the secondary staircase.



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Outside is a timber framed double garage with 2 stores under a tile roof (13.10m x 4.70m), and a separate timber frame and weatherboarded storage building under a tile roof, providing 3 stores totalling 13m x 3.08m. A lean-to brick shed lies to the rear of the storage building (5.33m x 3.34m).

The gardens are mainly to the south and east of the house and include lawns, mature trees and the site of a tennis court, with a sunken garden to the south of the house.

To the south of the house is an attractive and unlisted former granary including stables and storage over 2 floors totalling 164sqm (1,760sqft). This has potential for conversion to commercial or residential use, subject to planning.

The house drains to a private septic tank. Eight solar panels are fitted to the roof.



Lot 2



Lot 2

Lot 2 Traditional buildings and paddock. 3.43 acres (1.39 ha).

To the south of the house, with a good access from the Stambourne Road, are a group of timber frame and weatherboarded traditional but unlisted buildings, mainly with pantile roofs.

The buildings have been generally well maintained and until recently have been used for farm storage and for stabling.

To the south of the buildings is a fenced and watered paddock of 2.66 acres.

The buildings extend to over 12,000 sqft (1,120sqm) with parts having potential to be 2 storey.

A planning Pre-Application enquiry has been submitted to Braintree District Council to explore the potential for alternative use of these buildings. Three alternative residential schemes have been sketched which demonstrate potential for between 6,975 sqft and 7,695 sqft in 4 to 8 units. Details of these proposals, including survey drawings of the buildings, are available from the agents.

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Lot 3 Arable land, woodland and buildings. 147.71 acres (59.78 ha).

A single block of Grade 2 land with long road frontage and adjoining lots 1 and 2.

This lot includes the modern farm buildings at Essex Hall, which benefit from a dedicated access from the Stambourne Road. The buildings comprise a steel portal frame bulk grain store (19m x 16m) and a steel portal frame bin and bulk store (33m x 15m). Total storage capacity is around 1650 tonnes. Three phase electricity is connected.

Note that if lots 2 and 3 are sold separately the purchaser of lot 3 will be required to demolish the eastern 4 bays of the bulk and bin store (with curved roof), which includes a disused reception pit, elevators and 10 steel bins.

The land is served by a track leading north-west from the farm access, from the Stambourne Road and from Three Chimneys Lane along the northern boundary of the lot.

The soil across the farm is of the Hanslope series, a slowly permeable calcareous clayey soil capable of supporting good arable yields. In recent years the rotation has included wheat, barley, beans and grain maize. The land is drained where required and drainage plans are available for inspection.

The lot has 2 areas of woodland totalling 14.55 acres including the 12.97 acre Three Chimneys Wood.

Lot 4 Arable land and woodland. 399.01 acres (161.48 ha).

A single block of Grade 2 arable land with long road frontage to the west and south and bisected by Pettyfield Lane, a hard track classified as a byway open to all traffic.

This lot has 5 areas of woodland totalling 21.92 acres including the 13.95 acre Pettyfield Wood.

Within Pettyfield Wood is a farm building that has largely deteriorated.





**Lot 5 A single arable field.
15.01 acres (6.07 ha).**

A single Grade 2 arable field with road frontage on 2 sides and gently sloping to the south-east.

**Lot 6 A single arable field.
12.15 acres (4.92 ha).**

A single Grade 2 arable field with road frontage. A dismantled railway forms the northern boundary.

A small area of 1.73 acres, shown hatched on the lotting plan, will be subject to an overage restriction for residential development. Details are available from the selling agents.

**Lot 7. Nos. 1 and 2 Wesley End Cottages.
0.81 acres (0.33 ha).**

A pair of semi-detached cottages located to the south-west of Essex Hall and fronting Stambourne Road. A sale could be considered separately or together.

The cottages were extended in the 1950's and are mirror images of each other. They sit in large gardens. Each cottage extends to around 70sqm (750 sqft), excluding the outbuildings, and the accommodation comprises:

Front door into:

Sitting room (E) 4.63m x 3.80m. Open fireplace. Stairs to first floor.

Kitchen (W) 3.80m x 3.73m.

Pantry 2.52m x 0.90m.

Bathroom 2.49m x 1.63m. Bath and wash basin.

Back hall and back door.

W.C. 1.42m x 0.86m.

First floor landing 4.03m x 2.11m.

Bedroom 1 (W) 3.80m x 3.68m. Double room with blocked fireplace. Airing cupboard with hot water tank.

Bedroom 2 (E) 3.80m x 2.90m. Small double room.

Outside the back door is a flat roof storage building providing:

Open fronted coal store 1.94m x 0.91m and store room 2.14m x 1.81m.

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The cottages require substantial renovation to bring them up to modern standards. A Pre-Application planning enquiry has been submitted to Braintree District Council to investigate the potential to replace the cottages with a new pair of 3 bedroom cottages. Details are available from the selling agents.

The large garden to cottage no.1 may offer future potential for an additional plot, subject to planning.

No.1 does not have central heating, no.2 has oil fired central heating. The cottages are drained to a shared septic tank.

Lot 8 Sunnydene, Stambourne. 0.11 acres (0.04 ha).

A 3 bedroom detached cottage on Dyers Road, Stambourne, just to the south of the farm.

There is off road parking for 2 cars. The garden is fully enclosed with gates to the parking area and to Dyers Road.

The house extends to around 830sqft and is rendered under a tile roof. It sits side on to the road looking south over its plot. A path leads to the front door, opening to:

Hall 1.79m x 1.26m. Stairs rising.

Sitting Room (S) 3.60m x 3.56m. Wood burning stove in fireplace.

Kitchen (S) 3.63m x 3.17m.

Pantry 1.80m x 1.31m.

Rear hall 2.42m x 1.33m. Oil fired boiler. Back door out.

Bathroom (S) 2.57m x 2.09m. Bath with electric shower over, w.c. and hand basin.

Upstairs:

Landing 4.95m x 0.85m.

Bedroom 1 (S) 3.83m x 3.61m. Double bedroom.

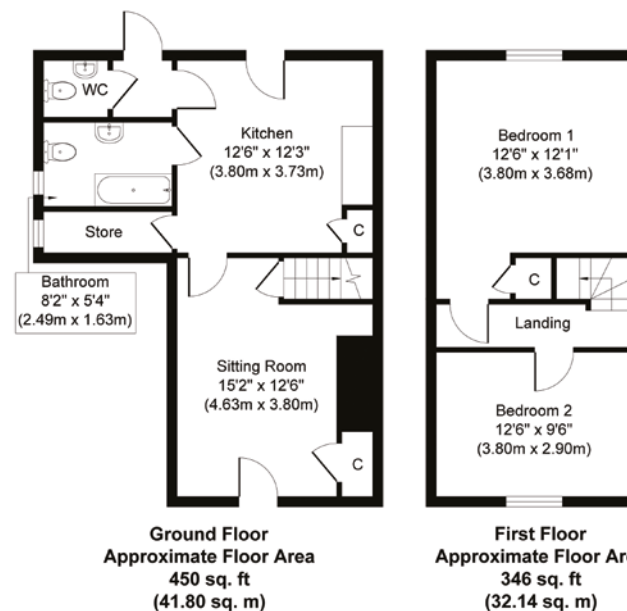
Bedroom 2 (S) 3.23m x 2.61m. Double bedroom.

Bedroom 3 (S) 3.63m x 2.44m. Small double bedroom.

Outside are gardens that are well maintained by the existing tenant. The garden structures belong to the tenants.

The house is connected to mains drains.

Lot 7 - Floorplan



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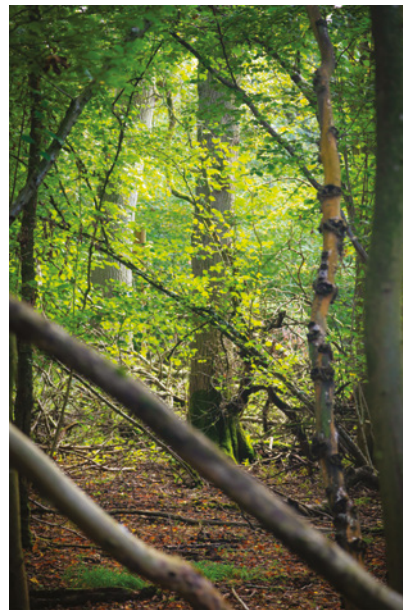
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Lot 8 - Floorplan



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General Remarks

Method of Sale

The freehold of the farm is offered for sale by private treaty as a whole or in lots. Offers will be considered for any combination of lots or parts of lots.

Occupancies

The farmhouse, buildings and land will be offered with vacant possession. The cottages are subject to monthly periodic Assured Shorthold Tenancies with details available from the selling agents.

The farm has been successfully managed under a contract farming agreement by a well known local contractor. The contractor has been given notice but would be very interested in discussing an ongoing relationship with any new owner.

EPC and Council Tax

The farmhouse does not have an EPC rating as it is a Listed building. It has a council tax banding of G.

The Wesley End cottages have EPC ratings of E and G. Their council tax banding is B.

Sunnydene has an EPC rating of E and a council tax banding of C.

Copies of the EPCs are available from the selling agents.

Overage

A small area of Lot 6 will be subject to an overage agreement. This will reserve to the vendors 25% of any uplift in value due to planning permission for residential development for a period of 25 years. Further details are available from the agents.

Environment

The land is subject to an SFI agreement running to 30/6/27 worth £12,900/yr. There is potential for further private agreements for the benefit of the environment including Biodiversity Net Gain (BNG) and tree planting.

Three Chimneys wood and Pettyfield wood are both designated ancient woodland and are identified as Local Wildlife Sites in Braintree District Council Local Plan.



Wayleaves, Easements and Rights of Way

There are several public rights of way in Lot 4, including the Pettyfield Lane byway open to all traffic (BOAT) which extends into a bridlepath to Weybridge Farm. A bridlepath and a footpath cross near the western boundary of Lot 3.

There are no private rights of way. If Lot 1 is sold separately to Lot 2 a right of way will be reserved from the current main entrance, passing to the west of the granary. If Lots 2 and 3 are sold separately access to the farm buildings will be solely via the farm entrance to the south of the main entrance.

Holdover

The vendors will require holdover to store grain in the modern buildings until 31st December 2025. They will reserve the right to store straw in a stack on the edge of the field near the farm entrance until the 31st December 2025. They will reserve holdover to harvest the crop of grain maize until 30th November 2025.

Ingoing Valuation

In addition to the purchase price, the purchaser(s) shall take to and pay for all growing crops, seeds, sprays and fertiliser applied, cultivations undertaken and a sum in respect of enhancement. Payment is to be made on completion at the figure assessed by the vendor's valuer.

Viewings and Health & Safety

Viewings are strictly by appointment with the selling agents.

Essex Hall is a working farm and, as such, it is requested that all viewings are undertaken with care and safety in mind particularly with regard to any areas in and around buildings and open water. Neither the vendors nor their agents are responsible for the safety of those viewing the property and viewers do so at their own risk.

Sporting, Minerals and Timber

All such rights are believed to be owned by the vendors and will be included in the sale. A game shoot has historically taken place on the farm and holding pens remain but are in need of repair.

Photographs

Photographs were taken in September and October 2024 and in February and March 2025.

Local Authority

Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB. Tel: 01376 552525.

Location

Essex Hall postcode: CO9 4PH
what3words: ///stems.timidly.walks

Wesley End Cottages postcode: CO9 4PG
what3words: ///infects.tastes.clerics

Sunnydene postcode: CO9 4NE
what3words: ///tilt.broadcast.sage

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Essex Hall, Ridgewell

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Drawing No. Y24114-01 Date 24.03.25

Scale
1:4,500 @ A1



Key

- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5
- Lot 6
- Lot 7
- Lot 8

