



**FennWright**  
Farms & Estates

Priors Farm, Ballast Quay, Fingringhoe, Colchester, Essex, CO5 7DB  
A unique opportunity to purchase a restored former quarry to mixed land uses.



## Introduction

The sale of Priors Farm provides a rare opportunity to acquire a ring fenced property with a variety of land uses including amenity woodland and grassland, a variety of water areas, storage buildings and a former quarry office with planning permission for a 3-bedroom dwelling.

The property is located at Fingringhoe in Essex. In total the property extends to 152.8 acres (61.84 ha) as shown on the sale plan.

Prior Farm has been in the ownership of the vendors for several decades. The majority of the land has been worked to extract predominantly sand and gravel which was shipped from the private quay on the River Colne by barge to London.

The quarry has been completely worked out and all the land restored providing an opportunity to purchase the property as a whole or in five Lots.

Large areas of the land currently restored to amenity grassland could be suitable for Biodiversity Net Gain, woodland planting and carbon offset, in particular Lot 1 would be of interest for equestrian uses. Any purchaser(s) will need to take their own independent advice on the management of the property and any potential alternative use for the property.

## Location

The property is located to the east of the village of Fingringhoe and is within easy reach of Colchester 6 miles, A12 Feering Junction 12 miles, London 70 miles.

## Tenure and Possession

The property is offered for sale freehold subject to the existing rights of occupation.

- Fingringhoe Forest School.
- Shooting rights currently on an annual arrangement for £5,800 plus VAT. Agreement expires 2nd February 2025.
- The telephone mast located on Lot 3 is let at £1,750 per annum. A new lease is currently being put in place for 10 years.
- Brick Barn annual licence £780.
- Garage annual licence £1,144.

## Restoration and Aftercare

Lots 1, 2 and 3 are not subject to any pre-specific restoration conditions (ROMPS).

Lots 4 and 5 are subject to restoration conditions. The purchaser(s) of these Lots will be responsible for restoration in accordance with planning permission from Essex County Council or such other scheme as may be agreed with the Mineral Planning Authority.

## Planning

The property is within Colchester City Council local area and is governed by their Local Plan. The property is not designated as lying within any restricted areas apart from a very small part of Lot 2 which is subject to a SSSI. Essex County Council is the Mineral Planning Authority.

The former office has planning permission for change of use to a 3-bedroom dwelling Planning Reference 223032 Colchester City Council.

## Environmental and Biodiversity Net Gain Potential

Owing to the properties location and local environmental context, the land provides opportunities for the uplift of onsite habitats mostly restored quarry land, for the purposes of generating Biodiversity Net Gain habitat units. Such uplift could include the creation of new species-rich grasslands and woodland parcels, and the enhancement of existing fresh water ponds and reed beds.

Generated units can be sold commercially to developers in England and will be of particular value to those seeking to develop within the Colchester Borough Council Local Planning Authority or national character area.

## Method of Sale

The property is offered for sale as a whole or in five Lots. A sale of the whole is preferred, however offers may be considered on any part.

Purchaser(s) interested in any specific part should contact the selling agents at an early stage indicating the area of specific interest to them.

## Wayleaves, Easements and Rights of Way

The property is sold subject to all existing rights of way, public or private, light support, drainage, water, electricity supplies and all other rights and obligations, easements, quasi-easements and all wayleaves whether referred to or not in the particulars. A footpath crosses through Lot 5.

### **Registered Title**

The property is registered under Title Numbers EX500479, EX606791, EX606792, EX646071.

### **Overage**

The property will be sold subject to a 30 year overage provision, reserving to the seller 30% of the net uplift of value resulting from either a grant of planning consent for development and/or any capital uplift from natural capital (e.g. Biodiversity Net Gain units). In respect of development the overage will be triggered on the grant of planning consent and in respect of natural capital when a unit or a capital payment is received.

### **Sporting Rights**

These are included in so far as they are owned.

### **Services**

The property has the benefit of mains electricity with a 25 KVA supply to Lot 4 and 125 KVA 3-phase supply to Lot 1.

Lot 1 also has the benefit of mains water and the office building has oil fired central heating and is connected to a cesspit.

### **Local Authority**

Colchester City Council  
Essex County Council

### **Plans, Areas and Schedules**

The plans attached to the particulars are based on the Ordnance Survey National Grid and for reference and indicative purposes only. The purchaser (s) will be deemed to satisfy themselves as to the land as scheduled.

### **Acknowledgement of Condition**

The purchaser(s) will be deemed to have satisfied themselves of the environmental condition of the property and be purchasing the property on the basis of their own enquiries, inspections and surveys. The purchaser(s) will agree that the vendor will have no liability in relation to the environmental condition after completion and will provide an indemnity to the vendor as to any such liability.

### **Health & Safety**

Please ensure care is taken when viewing and walking near to lakes and areas of water and through woodland. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!



## Lot 1

Guide Price: £950,000

### Description

Extending to 16 acres (6.46 ha) as shaded yellow on the site plan comprising of the following: -

- Former Quarry Office—Of brick construction under a concrete tile roof, planning for change of use to a 3-bedroom dwelling. The property has superb views overlooking the River Colne.
- Storage Barn measuring approximately 23.00m x 12.5m—A steel portal frame building with fibre cement roof and part cladding part block wall, concrete floor.
- Lean-to Workshop measuring approximately 18.2m x 6.2m—Of a steel frame construction with fibre cement roof and cladding/block walling with concrete floor.
- Storage Containers—4 storage containers located on site adjacent to the barn used for storage.
- Fuel Bunker—Underground diesel tank with a 6,000 litre capacity.
- The Quay—Commercial use of The Quay has now discontinued. The actual wall of The Quay is owned by Colchester City Council.
- Brick Barn—A traditional former agricultural barn of concrete block construction under a corrugated iron roof with a concrete floor. The barn is located overlooking the conservation pond and the River Colne.
- The land comprises of the following: -
  - \* Approximately 5.6 acres (2.3 ha) of recently restored land.
  - \* Approximately 4.9 acres (1.9 ha) of natural regeneration.
  - \* Approximately 2 acres (0.8 ha) of woodland.
  - \* Conservation lake extending to 1.3 acres (0.5 ha).

This lot is suitable for equestrian and/or other leisure uses subject to planning all overlooking the River Colne.

### Access

Access is via Ballast Quay Road with a formal right of way.





## Priors Farm, Ballast Quay, Fingringhoe, Essex Lot 1

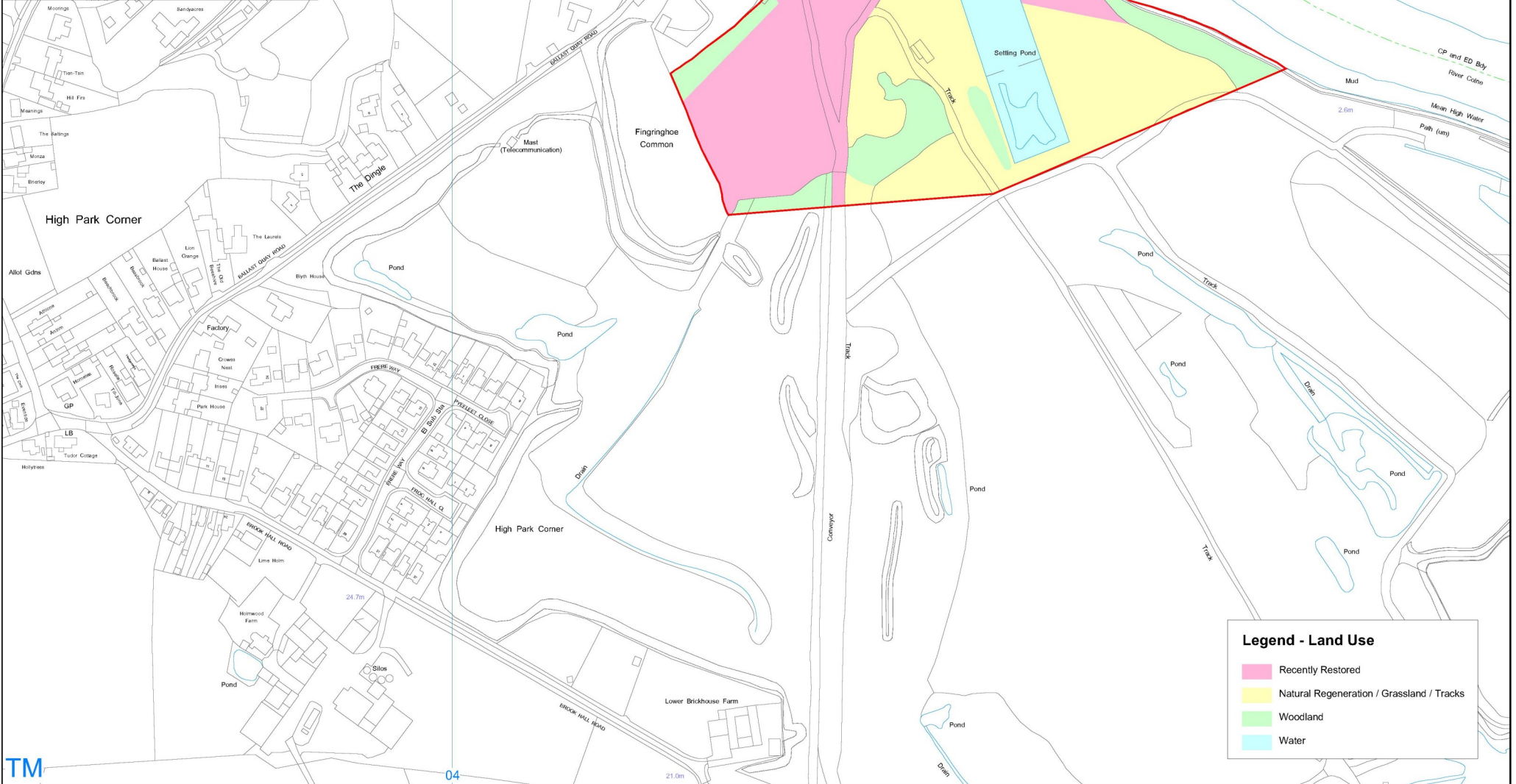
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MAP FILENAME : Priors Farm Lot 1.mpd



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0 200m



**Legend - Land Use**

- Recently Restored
- Natural Regeneration / Grassland / Tracks
- Woodland
- Water



0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A2



1 proposed east elevation  
1 : 100



2 proposed north elevation  
1 : 100



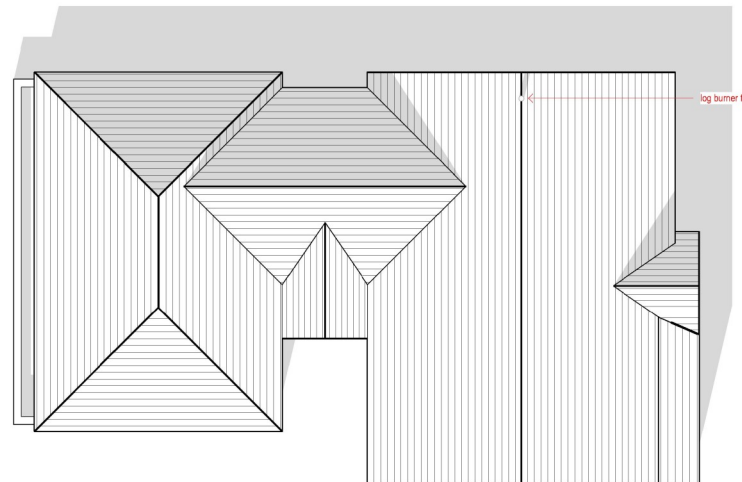
3 proposed west elevation  
1 : 100



4 proposed south elevation  
1 : 100



5 proposed floor plan  
1 : 100



6 proposed roof plan  
1 : 100

REV	DESCRIPTION	DATE
<b>PLANNING</b>		
CLIENT	JJ Prior Ltd	DRAWN SN
PROJECT	Ballast Quay	SCALE 1 : 100 @ A2
DRAWING	Proposed Plans & Elevations	
DRAWING NUMBER	2242-1202-	DATE October 2022



## Lot 2

Guide Price: £650,000

### Description

Extending to 79.6 acres (32.2 ha) as shaded orange on the site plan comprising of the following: -

- Approximately 49.3 acres (20 ha) of natural regeneration predominantly reeds and wet woodland, grassland and tracks.
- Approximately 25.6 acres (10.4 ha) of woodland.
- Lake and 4 ponds extending to approximately 2.1 acres (0.8 ha).

### Access

Access is via Brook Hall Road.





## Priors Farm, Ballast Quay, Fingringhoe, Essex Lot 2

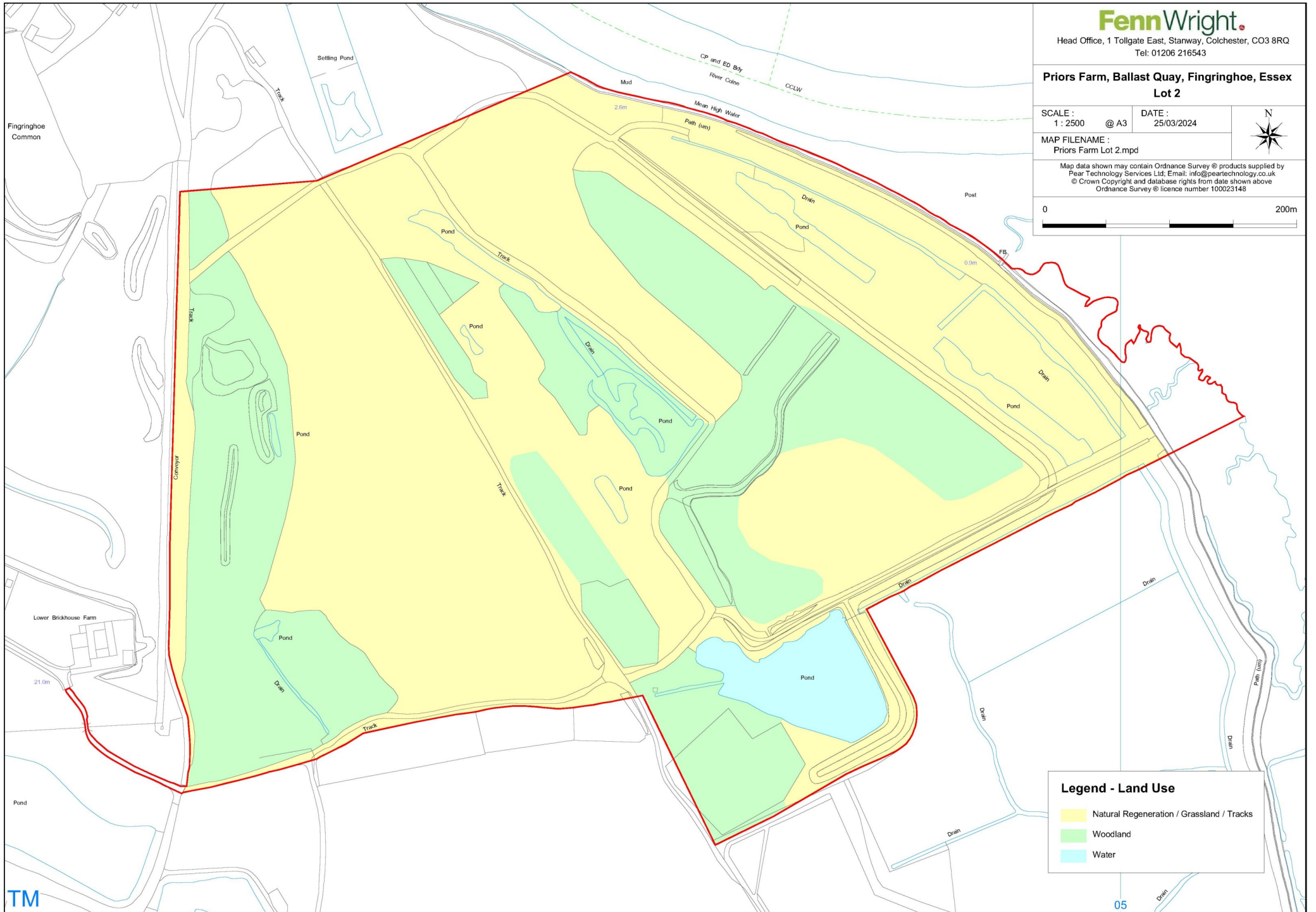
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DATE : 25/03/2024



MAP FILENAME : Priors Farm Lot 2.mpd

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**Legend - Land Use**

- Natural Regeneration / Grassland / Tracks
- Woodland
- Water

## Lot 3

Guide Price: £250,000

### Description

Extending to approximately 22.1 acres (8.9 ha) as shaded pink on the site plan comprising of the following: -

- Predominantly self-set broadleaf woodland with open glades.
- Telephone mast currently generating £1,750 per annum.

### Designations

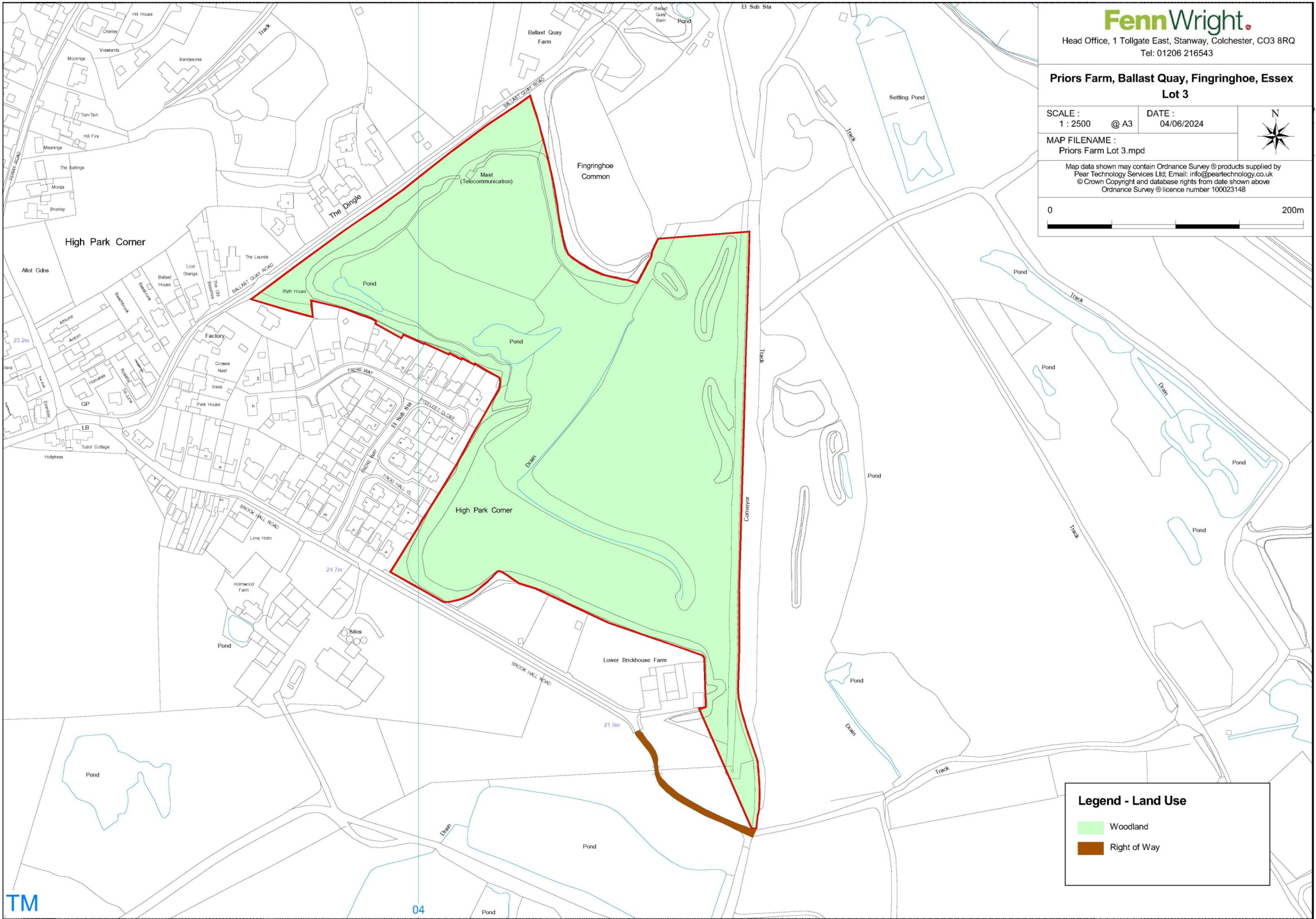
A small area is designated a County Wildlife Site.

### Access

Access is via Brook Hall Road and off Ballast Quay Road.







**FennWright**

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**Priors Farm, Ballast Quay, Fingringhoe, Essex  
Lot 3**

SCALE : 1 : 2500 @ A3 DATE : 04/06/2024

MAP FILENAME : Priors Farm Lot 3.mpd



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**Legend - Land Use**

- Woodland
- Right of Way

## Lot 4

Guide Price: £250,000

### Description

Extending to approximately 7.5 acres (3 ha) as shaded blue on the site plan comprising of the following: -

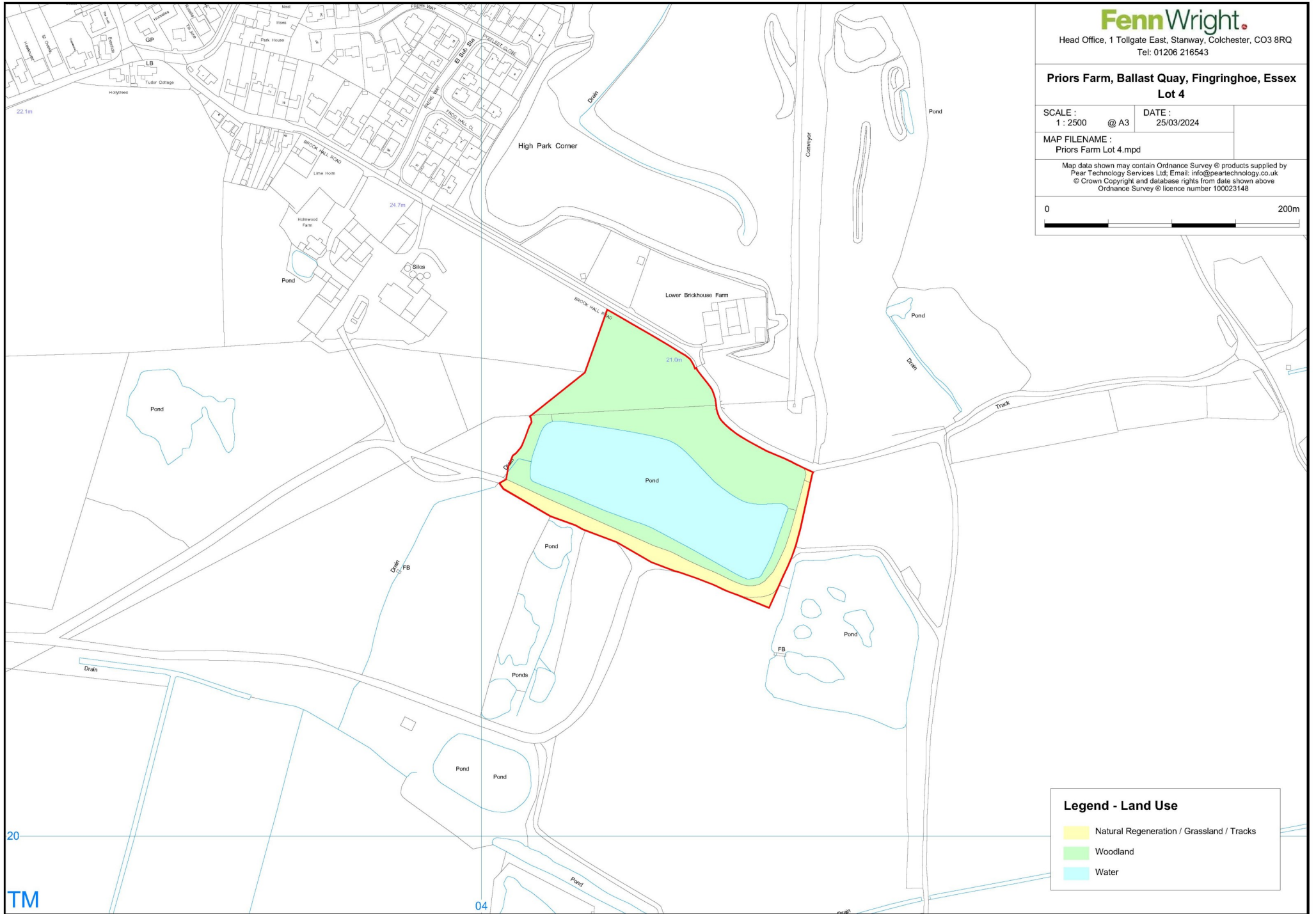
- A lake extending to approximately 3 acres (1.2 ha) stocked with carp potential for recreational fishery.

### Access

Access is via Brook Hall Road.







**FennWright.**

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Tel: 01206 216543

**Priors Farm, Ballast Quay, Fingringhoe, Essex  
Lot 4**

SCALE : 1 : 2500 @ A3	DATE : 25/03/2024
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**Legend - Land Use**

<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> Natural Regeneration / Grassland / Tracks
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span> Woodland
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span> Water

## Lot 5

Guide Price: £250,000

### Description

Extending to approximately 27 acres (10.9 ha) as shaded green on the site plan comprising of the following: -

- Approximately 19.4 acres (7.8 ha) of natural regeneration, grassland and tracks.
- 2 lakes and 1 pond extending to approximately 2.7 acres (1.1 ha).
- Approximately 4.7 acres (1.9 ha) of recently restored land.
- Site of Fingringhoe Forest School located in northern part of woodland belt and access is gained via the public footpath from the north.

### Access

Access is via Furneax Lane.





**Priors Farm, Ballast Quay, Fingringhoe, Essex  
Lot 5**

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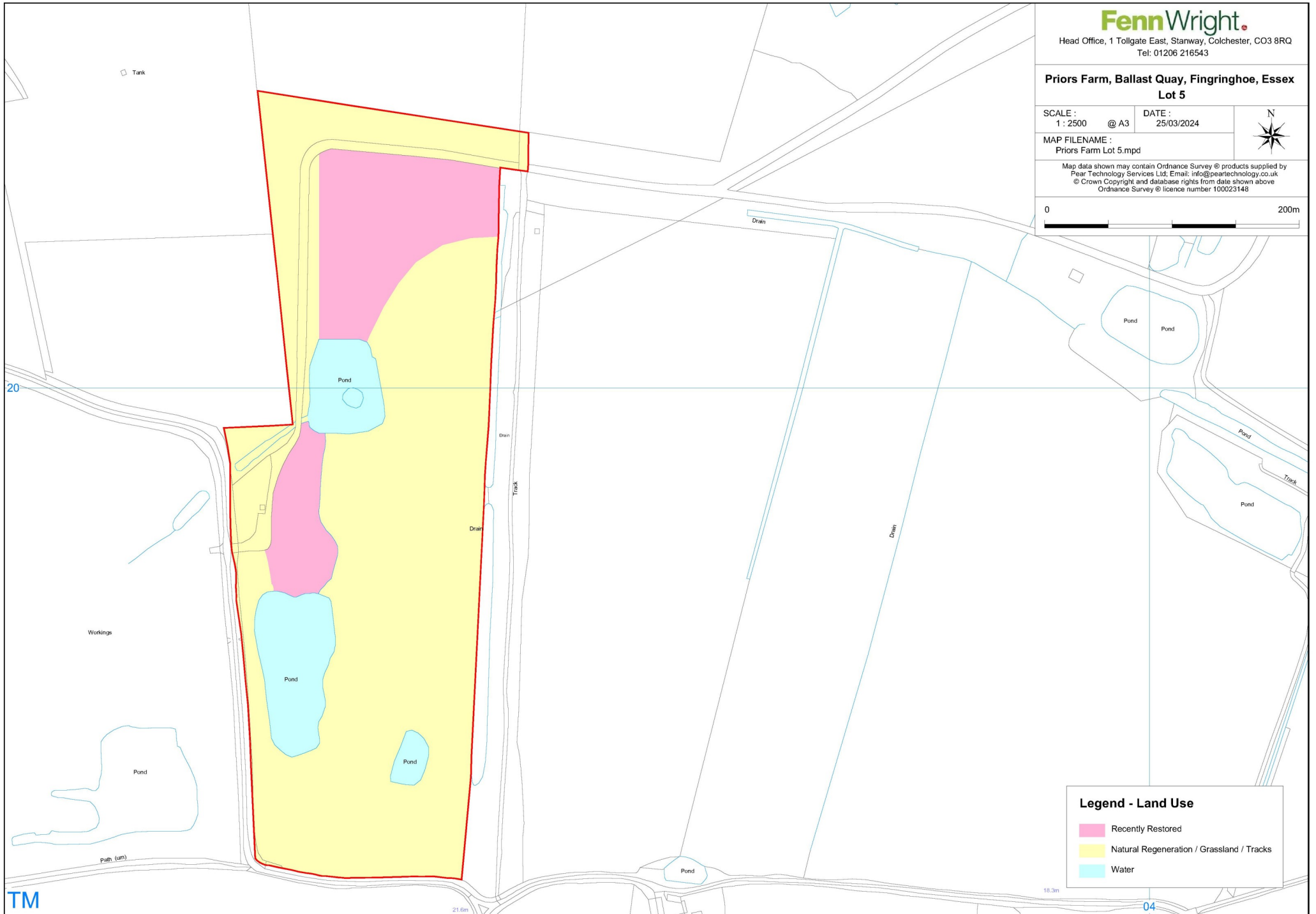
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25/03/2024



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Priors Farm Lot 5.mpd

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**Legend - Land Use**

- Recently Restored
- Natural Regeneration / Grassland / Tracks
- Water

## Priors Farm, Ballast Quay, Fingringhoe, Essex

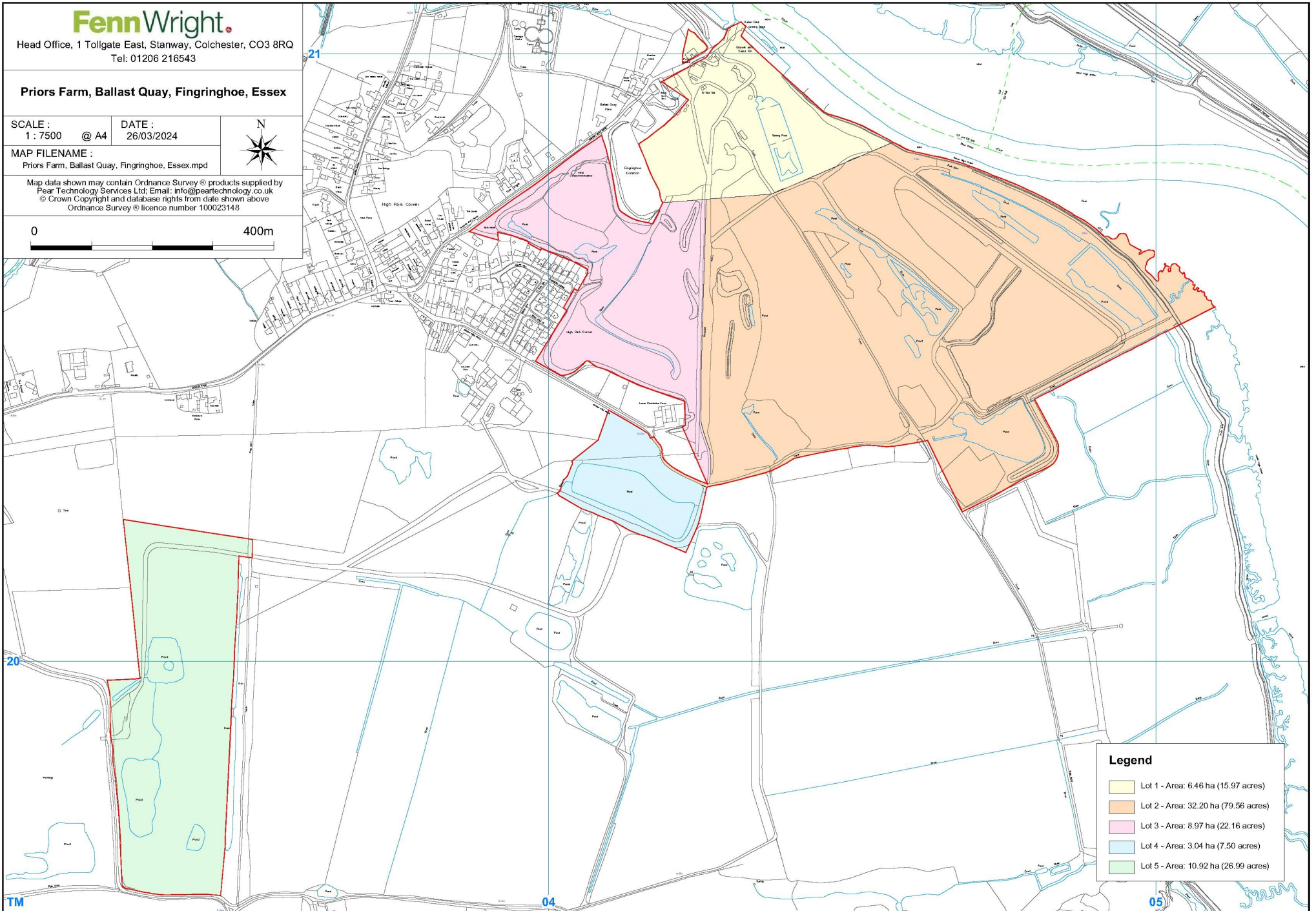
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MAP FILENAME : Priors Farm, Ballast Quay, Fingringhoe, Essex.mpd



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0 400m



Legend	
	Lot 1 - Area: 6.46 ha (15.97 acres)
	Lot 2 - Area: 32.20 ha (79.56 acres)
	Lot 3 - Area: 8.97 ha (22.16 acres)
	Lot 4 - Area: 3.04 ha (7.50 acres)
	Lot 5 - Area: 10.92 ha (26.99 acres)



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