

ROOK END FARM

DEBDEN, SAFFRON WALDEN, ESSEX, CB11 3LR

CHEFFINS



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ROOK END FARM, DEBDEN, SAFFRON WALDEN, ESSEX, CB11 3LR

A TRADITIONAL ARABLE FARM
LOCATED ON THE EDGE OF THE
VILLAGE OF DEBDEN, ESSEX
EXTENDING TO APPROXIMATELY
233.29 ACRES (94.41 HECTARES)
WITH A DETACHED GRADE II
FARMHOUSE, AGRICULTURAL
BUILDINGS AND ARABLE LAND.

FOR SALE AS A WHOLE OR IN 4 LOTS

Introduction

A rare opportunity to acquire a traditional arable farm, equipped with agricultural buildings and a detached Grade II listed farmhouse. The agricultural buildings provide scope for a range of alternative uses (subject to planning) and the property is offered for sale without Overage.

The holding is located on the edge of the desirable village of Debden, in the county of Essex. Debden is a sought after village and benefits from a primary school, public house, recreational ground and church. The property is situated approximately 4 miles north east of the town of Thaxted, 4 miles south of the market town of Saffron Walden and 17 miles south of the University City of Cambridge.

Stansted Airport is situated approximately 10 miles to the south of the property.

Method of Sale

The land is offered for sale by private treaty, as a Whole or in 4 Lots.





Description

The land is classified as Grade 2 according to the Agricultural Land Classification Map and the soil is identified as being of the Hanslope soil series, more particularly described as slowly permeable calcareous clayey soils with slowly permeable non-calcareous clayey soils suitable for cereals and grassland rotations. The boundaries are made up of a combination of mature hedgerows, trees and ditches. Part of the land is drained however mole draining has been undertaken where necessary.

The recent cropping history is as follows;

Year	Crop
2021	Winter Wheat
2022	Winter Wheat
2023	Winter Wheat
2024	Winter Wheat
2025	Winter Wheat
2026	Winter Wheat

Lot 1 – Arable Land at Rook End Lane, Debden

A productive and well-configured block of Grade 2 arable land extending to approximately 146.55 acres (59.31 hectares), situated to the south of Rook End Lane.

The land extends to five principal arable field parcels, gently undulating in nature and situated within an attractive and secluded rural setting. The holding offers a well-balanced block of productive farmland, with field parcels of a practical size suited to modern farming practices. Boundaries comprise a combination of ditches, mature hedgerows and established trees.

The soils are classified as lime-rich loamy and clayey soils with impeded drainage, and the land is understood to benefit from underdrainage, with mole draining undertaken where required. The holding has been utilised for combinable crop production for many years and offers a proven and established arable farming opportunity.

Lot 2 – Arable Land to the South of Thaxted Road, Debden

A ring-fenced block of productive Grade 2 arable land extending to approximately 83.78 acres (33.90 hectares), situated in a convenient and accessible location to the south of Thaxted Road.

The land is divided into two well-proportioned field parcels and is well suited to efficient arable production. Access is taken directly from Thaxted Road, with additional access available via the byway open to all traffic adjoining the east of the property, providing flexibility and ease of operation.

The soils are classified as lime-rich loamy and clayey soils with impeded drainage, and the land is understood to be drained. The land has been farmed as part of a combinable cropping rotation in recent years.

Lot 3 – Rook End Farmhouse, Rook End Lane, Debden

A detached two storey Grade II Listed farmhouse, believed to date from the seventeenth century, of timber framed construction set upon a brick plinth, with rendered elevations beneath a multi-pitched peg tiled roof. The property features a central chimney together with an external chimney stack and a dormer window to the front elevation. A later gabled porch forms the principal entrance, with subsequent extensions to the rear. The rear elevation is partly clad in timber weatherboarding. The property benefits from a combination of timber casement and aluminium framed windows, together with a mix of plastic and cast iron rainwater goods.

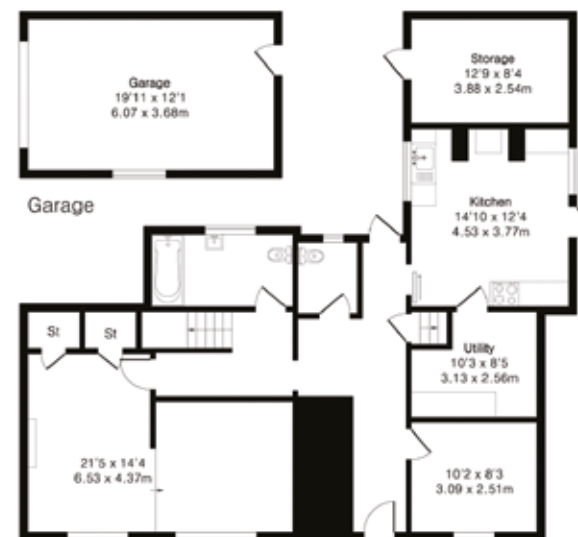
Rook End Farmhouse extends to approximately 175 sq.m. (1,884 sq.ft.) over ground and first floor, and the accommodation comprises:

Ground Floor

Entrance Hall (7.01m x 1.31m max) with linoleum flooring, timber panelling with painted plaster above, front and rear access doors and loft access.

Kitchen (4.53m x 3.77m) fitted with a range of base and wall units, stainless steel sink and drainer, oil-fired Rayburn set on a tiled hearth, dual aspect windows, pantry cupboard and external door.

Pantry (2.56m x 3.13m) with base units, open shelving and timber window with secondary glazing.



Ground Floor

**Approximate Gross Internal Area 1879 sq ft - 175 sq m
(Excluding Garage)**
Ground Floor Area 1150 sq ft - 107 sq m
First Floor Area 729 sq ft - 68 sq m
Garage Area 240 sq ft - 22 sq m



First Floor



Reception Room (3.09m x 2.51m) with low ceiling height and wallpapered walls.

Sitting Room (6.53m x 6.94m) with two fireplaces, exposed timber beams and fitted storage cupboards.

Bathroom (3.48m x 1.78m) fitted with a three-piece suite including bath with shower over, pedestal wash hand basin and WC.

WC (1.30m x 1.74m).

First Floor

Bedroom 1 (4.61m x 3.18m) accessed via a dedicated staircase leading to a private landing and bedroom.

Bedroom 2 (3.71m x 3.41m) accessed via steps from the landing, with vaulted ceiling.

Bedroom 3 (3.71m x 3.41m) with built-in wardrobes, dormer window and vaulted ceiling.

Landing (5.79m x 2.35m max).

The first floor is accessed via two separate staircases, reflecting the character of the original farmhouse.

Externally, the property benefits from established gardens, laid predominantly to lawn with a mature hedgerow and a grass paddock beyond. Pedestrian access is taken directly from the public highway, with a concrete leading to and around the residential property.

To the west of the property is a **detached single garage** (6.08m x 3.68m) of block construction beneath a pitched corrugated fibre cement roof, with vehicular and pedestrian access, together with a concrete floor.

In addition, the lot includes a further agricultural building known as the **Cow Shed** (27.22m x 11.82m). The building is of concrete frame construction with part block walls and corrugated sheet cladding above, beneath a pitched fibre cement roof incorporating translucent roof lights. The building is accessed via a full-height roller door to the eastern elevation and a sliding door to the southern elevation, both opening onto concrete hardstanding. Internally, the building has a solid concrete floor and benefits from mains electricity and water supply.





The Cow Shed fronts the public highway to the north of Rook End Lane and shares vehicular access with the farmhouse, offering practical ancillary accommodation suitable for a range of agricultural or storage uses. In all, Lot 3 extends to approximately 1.61 acres.

Lot 4 – Agricultural Buildings, Rook End Lane, Debden

The lot comprises a well configured range of agricultural buildings, centred around a practical concrete yard and offering a versatile combination of storage, grain handling and general-purpose accommodation.

Bottom Barn (12.00m x 18.30m) is a detached steel portal-framed building, constructed circa 1983, with box profile cladding set on a block plinth beneath a pitched fibre cement roof with translucent roof lights. The building is accessed via

full-height sliding doors and provides a concrete floor with low-level grain walling, making it well suited to storage and general agricultural use.

Grain Store (22.91m x 18.47m) forms the principal building within the lot, comprising a substantial steel-framed structure with a corrugated barrel roof, transitioning into a mono-pitched extension to the south. The building offers largely open-plan accommodation with supporting stanchions and is fitted with six grain bins and a drier, served by operational elevators and chutes. Access is via full-height sliding doors, with an additional pedestrian door to the rear. The barrel roof has been upgraded in recent years, enhancing its overall condition and longevity.

Top Shed (12.00m x 22.79m) adjoins the Grain Store and provides further flexible accommodation of steel portal frame construction, with box profile cladding and a fibre

cement roof incorporating roof lights. Access is via a roller shutter door and separate pedestrian entrance. Internally, the building includes a concrete apron to the front, with the remainder laid to compacted limestone. The building has an eaves height of approximately 2.39m, lending itself to a range of ancillary or storage uses.

The yard benefits from direct access onto Rook End Lane and slopes gently from south to north. The surrounding land is predominantly arable, offering an attractive and practical rural setting. In all this lot extends to 1.35 acres.

General Remarks & Stipulations

Tenure & Possession

Freehold with vacant possession upon completion.

Drainage Rates

Environment Agency drainage rates are currently payable at the standard rates.

Outgoings

Rook End Farmhouse – Council Tax Band G and EPC Band F

VAT

The land is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Town & Country Planning

The land is situated within Uttlesford District Council and is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into force. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Basic Payment & Environmental Schemes

The land is registered with the Rural Payments Agency. The seller will retain all historic delinked payments and any future payments arising therefrom.

Sporting, Timber & Minerals

All sporting, timber and mineral rights are included in the sale insofar as they are owned.

Wayleaves, Easements, Covenants & Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

Lot 1 – A byway open to all traffic (BOAT), identified as No. 63 on the Definitive Map, crosses the northern field of Lot 1 and runs adjacent to part of the boundary. Public footpaths Nos. 70, 38 and 42 also pass through the land.

Lot 2 – A public footpath, identified as No. 43 on the Definitive Map, runs along the eastern boundary and crosses a small part of the southern field.

Exchange & Completion

Exchange of contracts shall be within 6 weeks of the purchaser(s)' solicitor receiving a draft contract. Completion will be by agreement between the parties.

Boundaries

The vendor and vendor's agents will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The property is available for inspection and the purchaser(s) will be deemed to have satisfied themselves as to the ownership and location of the boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey and are for identification purposes only.

Local Authority

Uttlesford District Council, Council Offices, London Road, Saffron Walden, CB11 4ER.

T: 01799 510510 | E: uconnect@uttlesford.gov.uk

W: <https://www.uttlesford.gov.uk/>

Solicitors

Tees Law, No. 3 Journey Campus, Castle Park, Castle Street, Cambridge, CB3 0AY

Viewings & Further Information

Viewings by prior arrangement with the Sole Agents. For further information please contact:

Jonathan Purkiss

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Henry Lankfer

E: henry.lankfer@cheffins.co.uk | T: 01223 213777

As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety particularly with regard to any areas in and around buildings.

Nearest Postcode: CB11 3LR

what3words: ///meaty.gamer.approach

Anti-Money Laundering Regulations

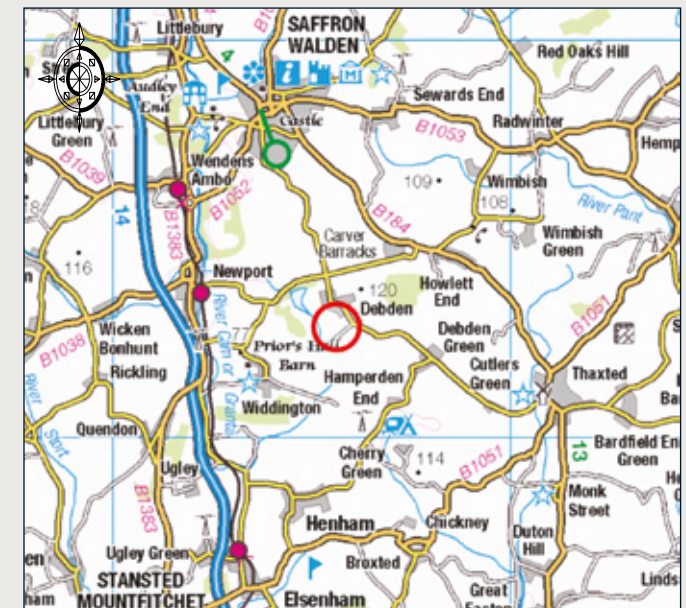
Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

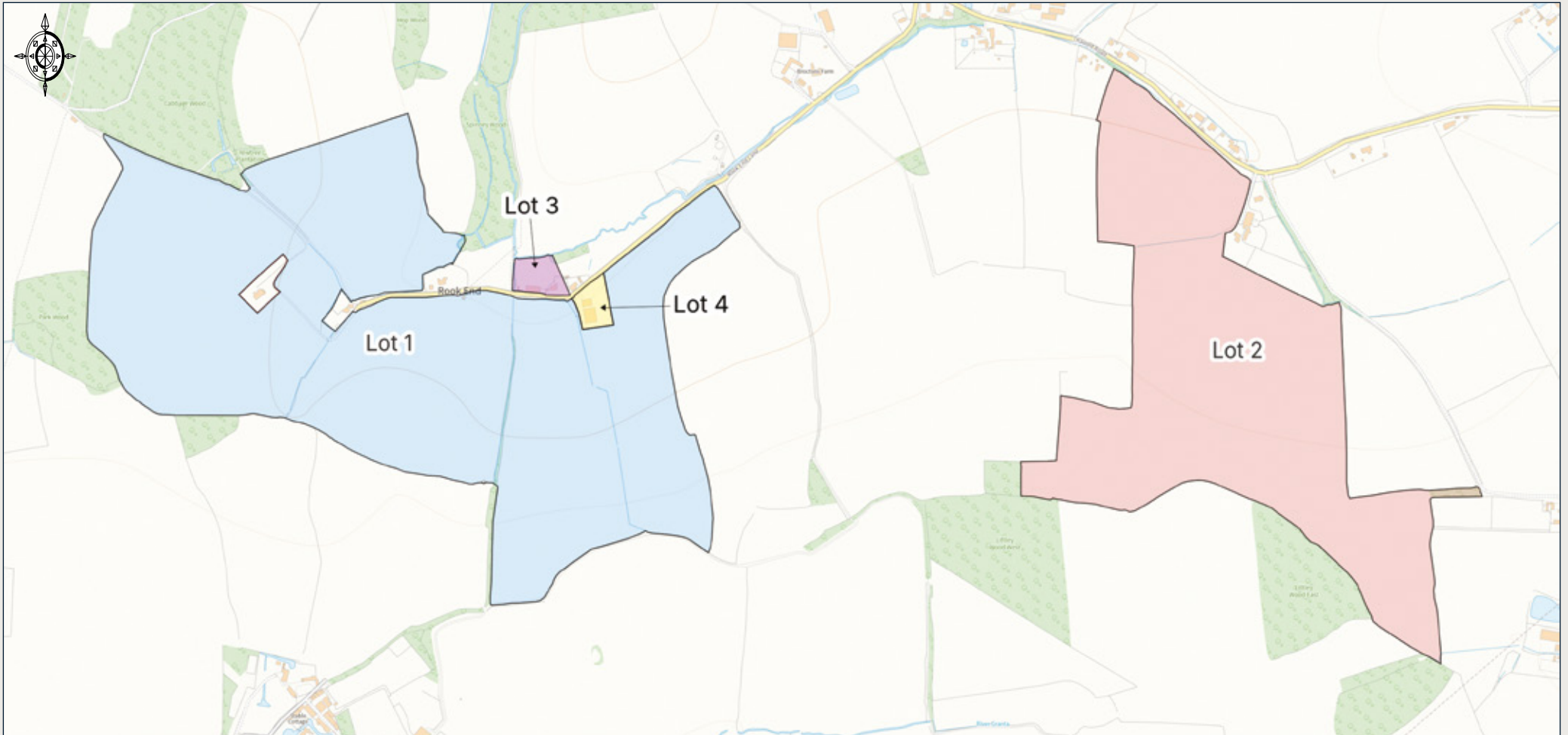
Ingoing Valuation

In addition to the purchase price, the purchaser may be required to pay an ingoing valuation in respect of any seeds, fertilisers, sprays and cultivations applied prior to completion. Alternatively, a holdover arrangement in respect of the existing cropping may be agreed by mutual arrangement between the parties.

Agents Notes

For clarification we wish to inform purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The plan and acreages use gross acreages taken from the Ordnance Survey sheets and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership or any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of a particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. October 2026





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Important Notice These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Cheffins does not have any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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