



Great Oakley Hall Estate

Harwich, Essex



Great Oakley Hall Estate

Harwich, Essex

*Harwich – 5 miles | Colchester – 18 miles (M25 – 20 minutes) | Chelmsford – 41 miles | London – 80 miles
(All distances and times are approximate)*

‘An exciting opportunity to acquire up to 1,080 acres on the Essex coast, with two farms and wetlands.’

Lot 1 – Great Oakley Hall Farm – 386 acres

Lot 2 – Old Moze Hall Farm – 473 acres

Lot 3 – Garnham’s Island – 220 acres

In all about 1,080 acres

For sale as a whole or up to 3 lots



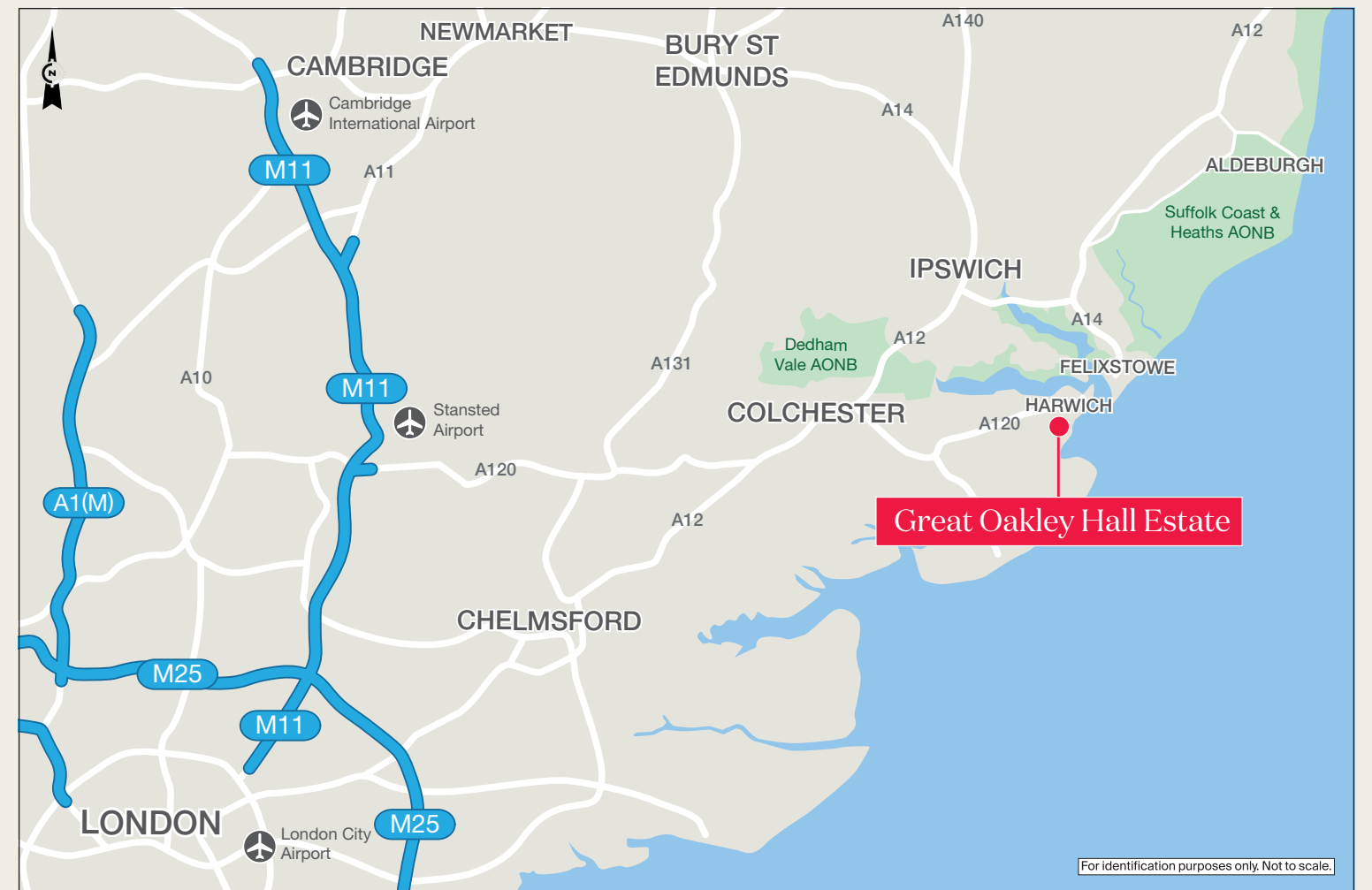
Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

Great Oakley Hall Estate is situated between Great Oakley and Little Oakley, on the outskirts of Harwich in Essex. The Estate can be accessed from the B1414, off the A120 which is approximately 20 minutes from the A12 at Colchester. The M25 is 55 miles to the west. Harwich offers hourly trains to Manningtree which take 20 minutes, from here you can get regular trains to London Liverpool Street in less than an hour.

Harwich is a port town on the south bank of the River Stour and the mouth of the North Sea, opposite the Port of Felixstowe. Harwich International Port offers ferries to Hook of Holland with Stena Line as well as freight services.





Lot 1 ~ Great Oakley Hall ~ 386 acres

The original Great Oakley Hall was sub-divided into 3 houses in 2006, with an adjoining walled garden. The property benefits from the original period features, without being listed, and could be reinstated back to the traditional hall. One of the houses is 4 bedrooms and is occupied by the farmer and could be sold with vacant possession. One is occupied by tenants under an AST for around £1,000 per month, and the other is currently vacant.

Ancillary to the main house there is a farmyard which forms the centre of the current agricultural operations on the estate. Closest to the house are a range of smaller outbuildings and workshops which include the shoot room and office.

There is a total of seven agricultural buildings, three of which are modern and offer approximately 2,000 tonnes of grain storage. The remaining four are historic in nature with two being Grade II listed.

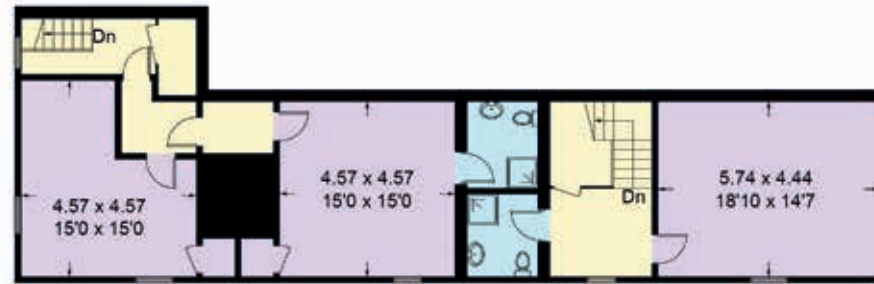
The land at Great Oakley Hall extends to 386.42 acres of Grade 2/3 arable land. The land is entered into a Mid-Tier Countryside Stewardship Agreement and SFI Scheme. There is a let shoot over both farms. There is an abstraction licence from the reservoir at the southern boundary of the property which serves the whole farm.





Floor Plan

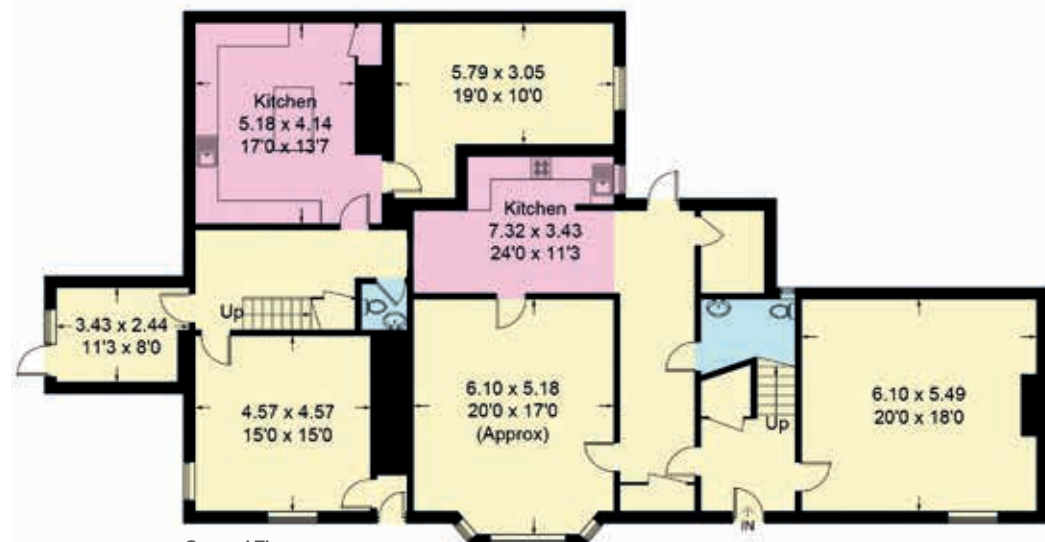
Approximate Gross Internal Floor Area:
Great Oakley Hall - 510.8 sq m / 5,498 sq ft
(2 of the 3 sub-divided houses)
For identification purposes only.



Second Floor



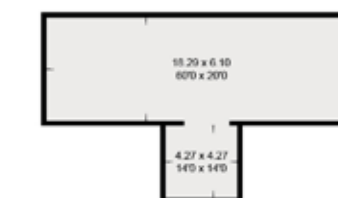
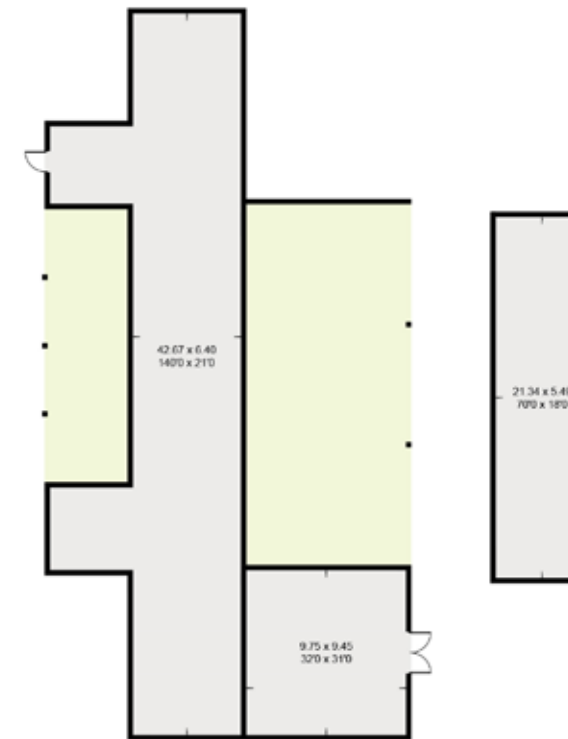
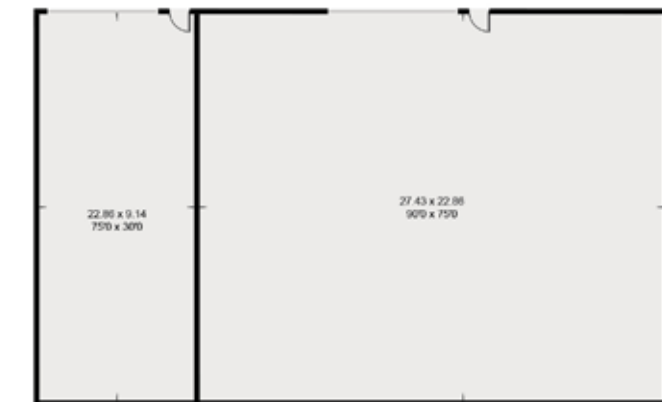
First Floor



Ground Floor

Floor Plan

Approximate Gross Internal Floor Area:
Farm Buildings - 3,071.2 sq m / 33,058 sq ft
Not shown in actual orientation / location.
For identification purposes only.





Lot 2 ~ Old Moze Hall ~ 473 acres

Old Moze Hall is a large 5 bedroom period farmhouse with sweeping views over the estuary and arable farmland. There are 3 reception rooms, a conservatory, an office and swimming pool. Old Moze Hall is currently occupied by a tenant farmer but could be sold with vacant possession.

Ancillary to the main house is a traditional farmstead which is an old cattle yard with period barn and stables, with an area of hardstanding that is currently used for machinery storage. The buildings offer some development opportunity on a subject to planning basis.

The land at Old Moze Hall extends to 473.49 acres and is predominantly down to arable. Immediately surrounding the house there is equestrian grazing. The land is entered into a Mid-Tier Countryside Stewardship Agreement and SFI Scheme. There is a let shoot over both farms. There is an abstraction licence from the reservoir at the southern boundary of the property which serves the whole farm.



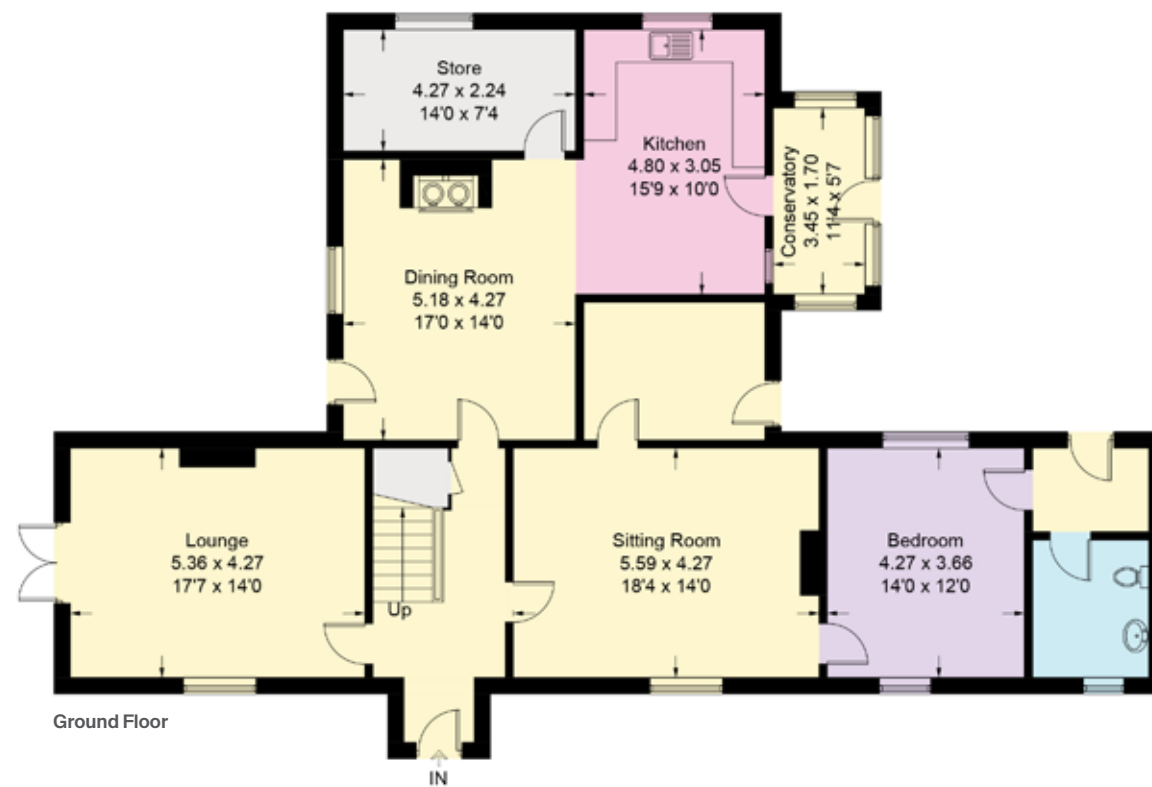


Floor Plan

Approximate Gross Internal Floor Area:
 Old Moze Hall - 273.3 sq m / 2,942 sq ft
 For identification purposes only.



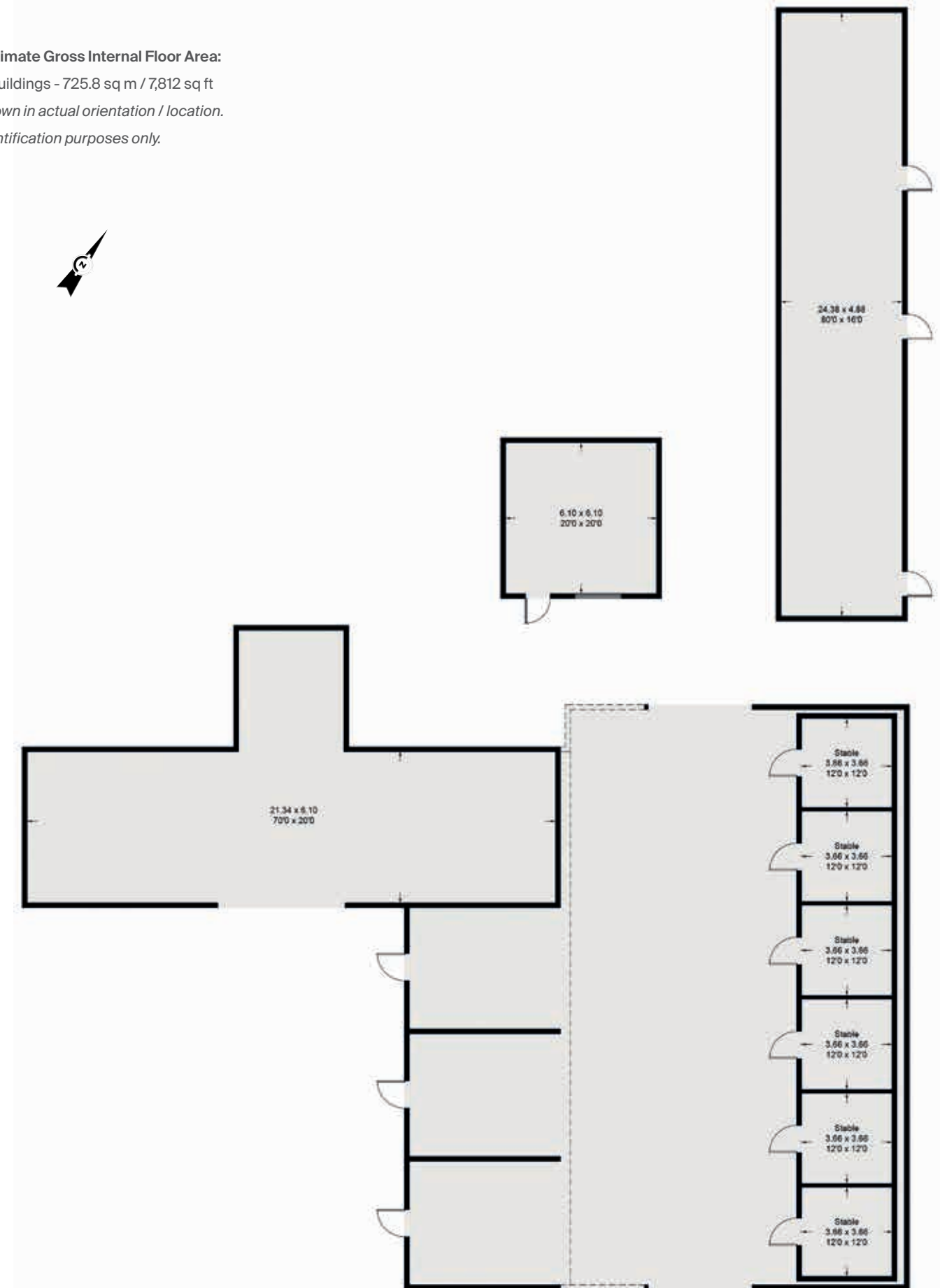
First Floor



Ground Floor

Floor Plan

Approximate Gross Internal Floor Area:
 Farm Buildings - 725.8 sq m / 7,812 sq ft
 Not shown in actual orientation / location.
 For identification purposes only.





Lot 3 ~ Garnham's Island ~ 220 acres

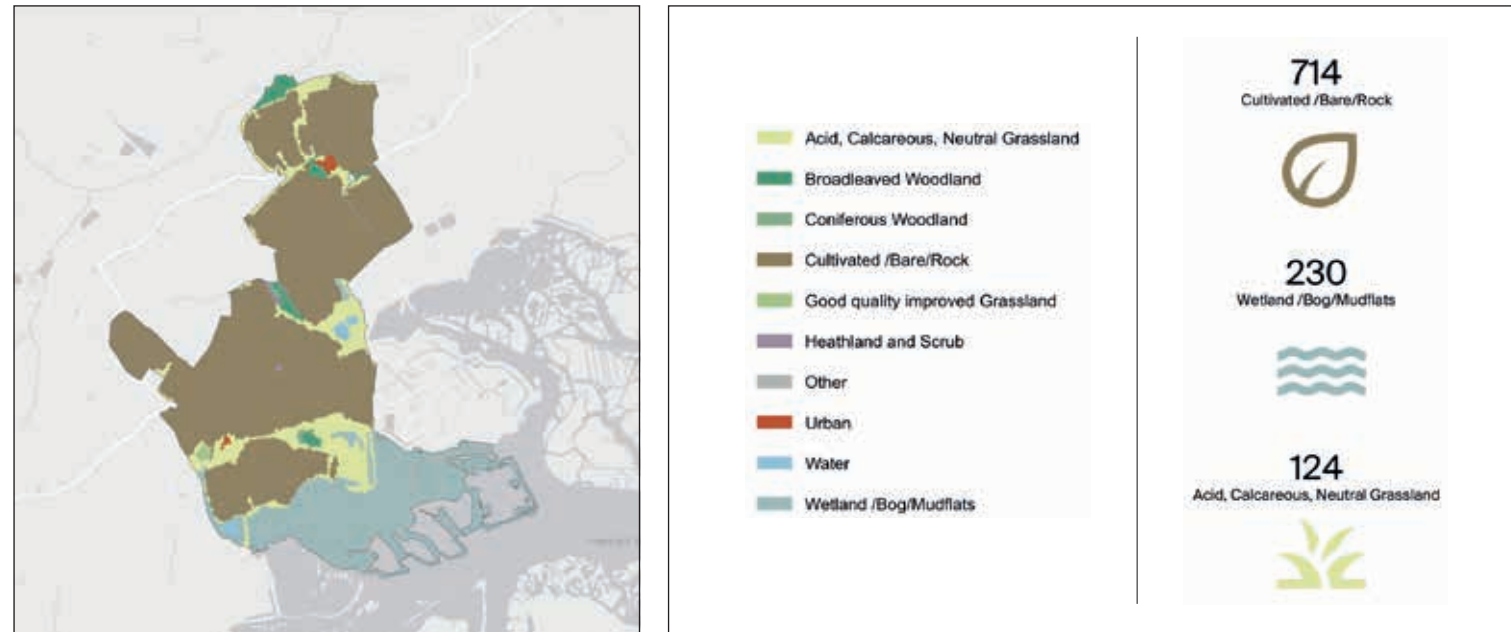
The land at Garnham's Island extends to 219.99 acres and is made up of wetland and small islands which offer striking views of the wider estuary network. It offers a significant natural capital opportunity for further enhancement of the unique existing habitat.



Habitat Report

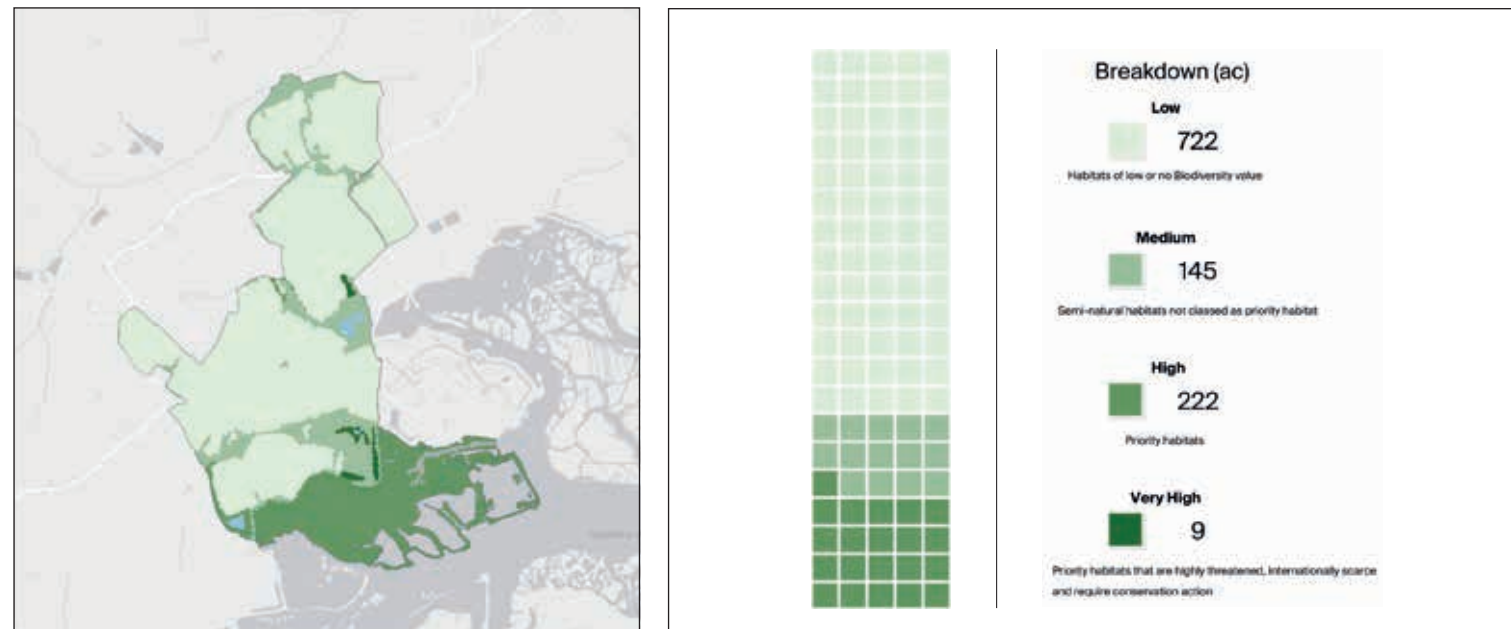
The approximate size of Great Oakley Hall Estate is 1,118 acres. The three most common habitat types are Arable and Horticultural (63%), Mudflats (12%) and Acid, Calcareous, Neutral Grassland (11%). Data has been aggregated using the H3 hexagonal hierarchical geospatial indexing system (Res: 12), approx. $\approx 307m^2$.

Great Oakley Hall Estate Simplified Habitats



Source: Knight Frank Research Analytics, Natural England

Great Oakley Hall Estate Habitats Breakdown



Source: Knight Frank Research Analytics, Natural England

Potential Biodiversity Net Gain Habitat Bank

The northern half of the estate lies within the Northern Thames Basin National Character Area. This is a large characteristic landscape that extends from Watford in the west to Harwich on the east coast and encompasses large conurbations such as north London and Colchester. This provides a potential market to sell biodiversity net gain (BNG) units for developments seeking off-site units in the same area. With the right habitat design, the grade 3 land in the NCA that is currently cultivated provides scope to deliver offsite BNG units within a habitat bank on the estate.

Typically arable land converted into low-input grassland can yield a BNG unit uplift. There are several operators in the BNG market that can provide habitat bank solutions and landowners may also choose to set up their own habitat bank. Operators offer leases and contracts to landowners to allow them to

establish and broker BNG units, in return for providing a rental income to the landowner. In some cases, operators may also offer a management and income share, in return for creating a habitat bank and being able to sell offsite BNG unit. These operators take the bulk of the legal and financial risk as the land and habitats would need to be legally secured, managed and monitored for at least 30 years. Potential landowner income from a lease to a habitat bank operator can vary but is often in the region of £800 to £1,200 per hectare, per year (usually index linked).

Letting a typical area of around 25 hectares of grade 3 land would mean an income of £20,000 to £25,000/year rising with inflation. Specialist BNG advice is recommended before entering into any commitment to create a habitat bank.

Potential Carbon Credit Income

Compared with other countries, the voluntary carbon market (VCM) in the UK is still relatively small but there are options for selling carbon credits from farmland through woodland creation, peatland restoration, managing soil carbon and whole farm schemes.

The grade 2 and 3 land could lend themselves to regenerative/sustainable farming practices (eg direct drilling, use of manure etc) that could increase the amount of soil carbon sequestered. This will vary depending on what type of practices are implemented.

Across the 300 hectares of arable land in lot 1 and 2 this could amount to 150 to 300 CO2 equivalent being sequestered.

Each tonne could be credited can be sold through various schemes, with each credit having a market value. Depending on the scheme and buyer these credits could offer significant income to the landowner and seller. Based on the current market and some future price forecasts, we believe potential carbon credit income could be in excess of £10,000/year, by employing regenerative/sustainable practices on the land.

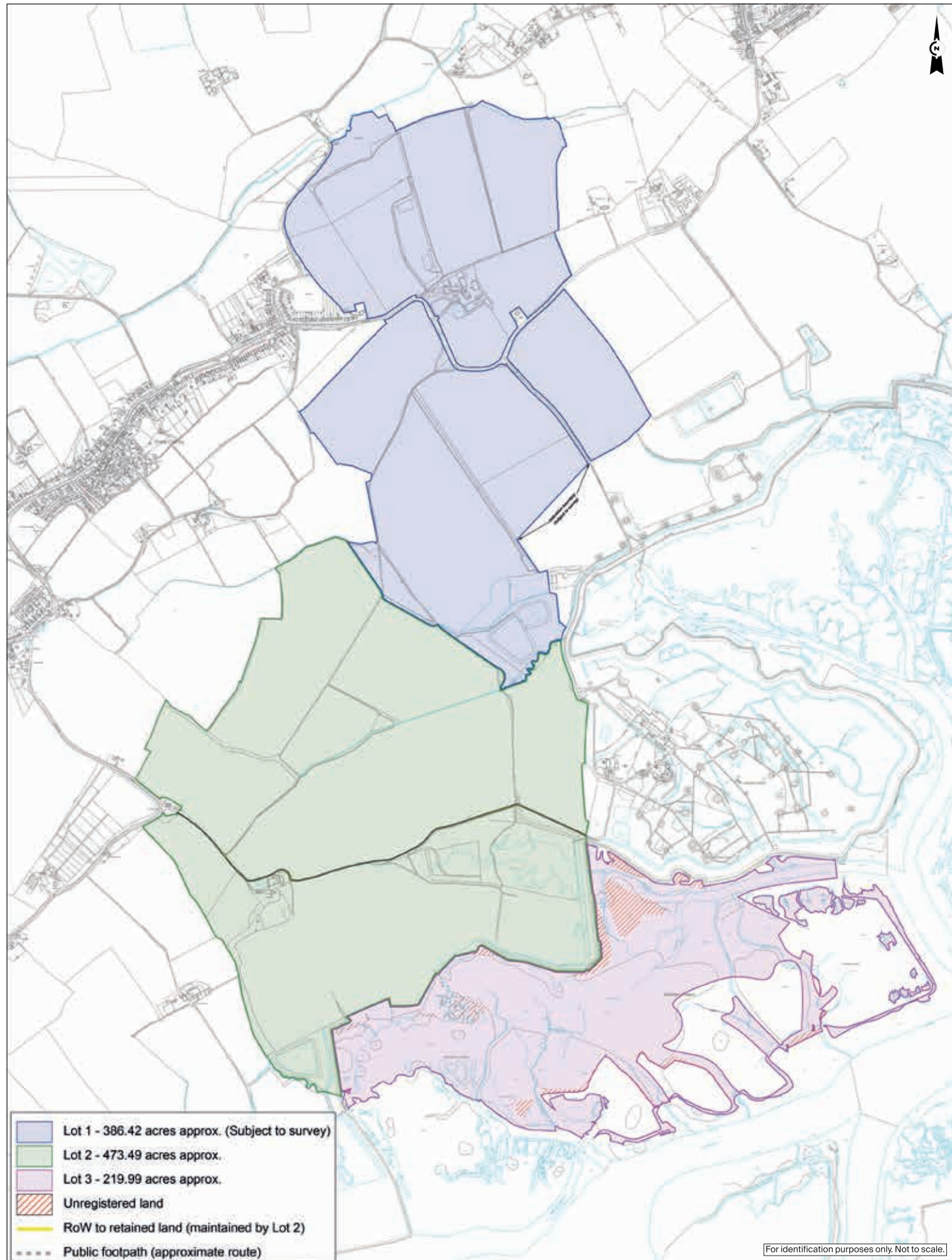
However, before selling carbon credits, it's important to consider business needs. For instance, if a grain buyer later requires the produce to be net zero but the credits have already been sold, it could affect the contract. It is also crucial to understand the tie in period for implementing the change of practices under each carbon scheme.

Environmental Land Management Payments

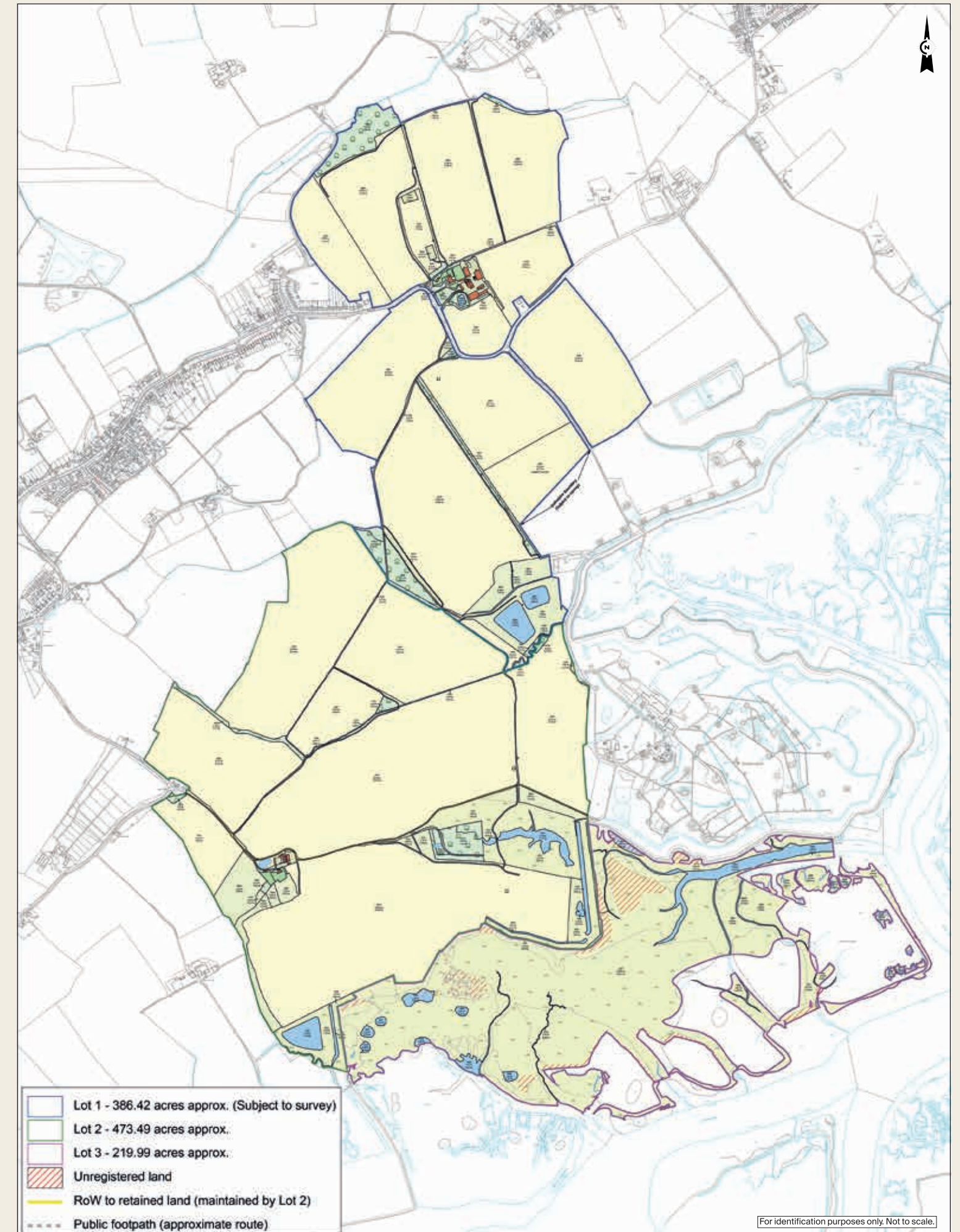
The estate has previously received payments under the Countryside Stewardship scheme. While the Sustainable Farming Incentive (SFI) is currently closed until September 2026 for larger farms, and the Countryside Stewardship Higher Tier (CSHT) is presently only accessible by invitation.

Looking ahead, the estate is well-positioned to benefit from a wide range of options under both the revised SFI and CSHT schemes once they become fully available. These options are extensive and too numerous to detail here, but they represent significant potential for future environmental and financial enhancement.

Lotting Plan



Boundary Plan



General Remarks and Stipulations

Method of Sale

The property is offered for sale freehold as a whole or up to 3 lots with vacant possession by private treaty.

Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

There is one footpath on the northern boundary behind Great Oakley Farm. There is an emergency Right of Way across Lot 2 to the retained land to the east, which is subject to maintenance by Lot 2. Dock Lane, off the B1414, provides access to the retained land and is situated between two of the fields in Lot 2 to the east.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

Local Authority

Tendring District Council

Council Tax Band

Great Oakley Hall - E | Old Moze Hall - F

EPC Ratings

Great Oakley Hall - E | Old Moze Hall - E

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

Viewing strictly by appointment only. Please contact the selling agents:

Knight Frank National Country Department

55 Baker Street
London W1U 8AN

Will Matthews

+44 (0) 20 7861 1440
will.matthews@knightfrank.com

Zara Elliot

+44 (0) 20 3869 4570
zara.elliott@knightfrank.com

Knight Frank Woodbridge

The Barn, Ufford Road
Woodbridge, Suffolk IP12 2QE

Georgie Veale

+44 (0) 1394 334570
georgie.veale@knightfrank.com

www.knightfrank.com

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Restrictions

The Estate is located next to an operating site which is regulated by the COMAH Regulations 2015, and Explosive Regulations 2014, which place restrictions on nearby developments. Please contact the Vendor's agent for further details.

Services

Great Oakley Hall - Mains water, electricity and oil fired central heating with private drainage | Old Moze Hall - Mains water, electricity and oil fired central heating with private drainage.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Directions

Postcode - CO12 5JW | What3Words - ///Airbrush.tiger.abandons

Viewings

All viewings are strictly by appointment with the Vendor's agent.



