

# HOMEFIELD FARM

## STURMER, HAVERHILL

ESSEX



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*An attractive ring-fenced residential arable farm extending to approximately 85.64 acres (34.66 hectares), occupying an elevated position on the edge of the village of Sturmer in North Essex, with a three-bedroom house, a general-purpose farm building and productive Grade 2 arable land.*

### LOT 1:

0.81 acres (0.33 ha) – Homefield House and Barn  
**Guide Price £550,000**

### LOT 2:

84.83 acres (34.33 ha) – Arable Land  
**Guide Price £700,000**

*In all, about 85.64 acres (34.66 hectares)*

## OFFERS IN THE REGION

OF £1,250,000

*The property is offered for sale by Private Treaty as a whole or in up to two lots.*



## DESCRIPTION

Homefield Farm extends to about 85.64 acres (34.66 hectares) and comprises a ring-fenced residential arable farm occupying an elevated position in North Essex, with wonderful views over the surrounding countryside.

The farm includes a three-bedroom detached bungalow with garden, garage and off-road parking, a general-purpose farm building of approximately 1,740 sq ft offering scope for alternative uses, and productive Grade 2 arable land laid out in two large, easily worked fields.

Homefield Farm represents an opportunity to acquire a well-contained residential farm combining a comfortable home in an outstanding setting within easy reach of Haverhill, Saffron Walden and Cambridge.

## LOCATION & ACCESS

The property is situated on the southern edge of the village of Sturmer in North Essex, in a highly accessible yet rural location.

Homefield Farm lies about 2.5 miles south-east of Haverhill, 15 miles to the east of Saffron Walden and approximately 18 miles east of Cambridge. The A1307, A11 and M11 are all within convenient reach, with London Stansted Airport only a 30 minute drive to the south.

Access to the property is available directly from the public highway at both the A1017 and Hill Lane.

The nearest postcode is CB9 7XP.

What3words: ///polishing.hospitals.supposed

# LOT 1: HOMEFIELD HOUSE AND BARN

## About 0.81 acres (0.33 ha)

Homefield House is a three-bedroom detached bungalow extending to approximately 1636 sq ft, occupying an elevated position with wonderful views over the surrounding countryside. The accommodation is spacious and well-proportioned, briefly comprising an open plan living/dining room, kitchen, utility room, one bedroom currently used as a study/office and two further bedrooms, including a principal bedroom with en-suite bathroom.

Externally, the property offers ample off-road parking to the front, a separate detached garage and gardens to the front and rear.

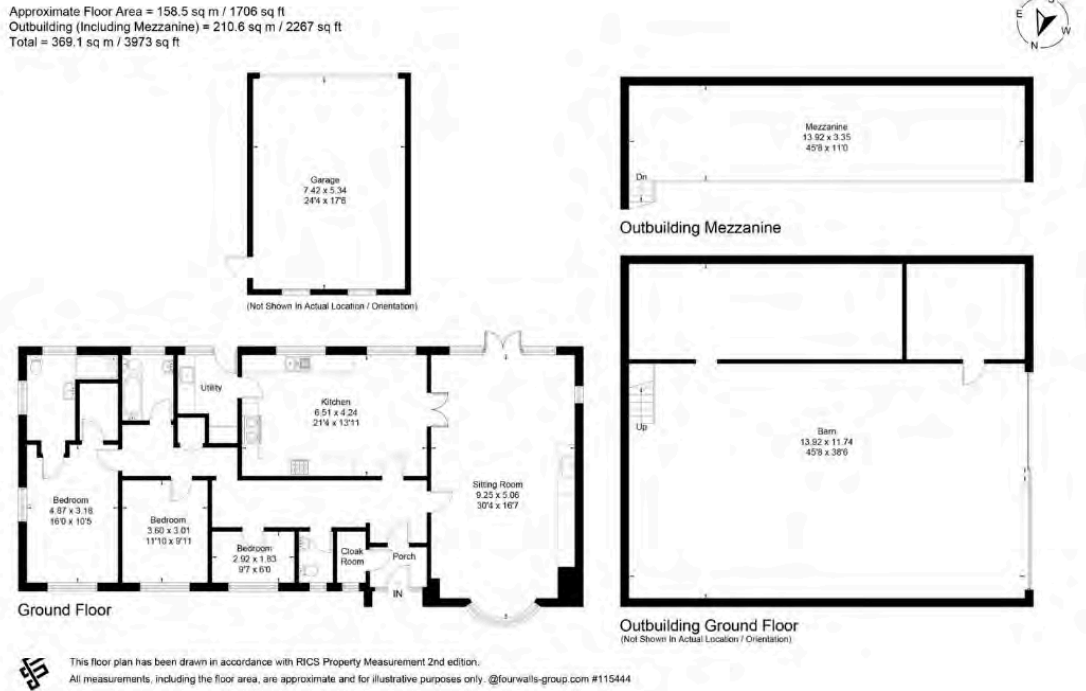
Homefield House is currently subject to an Agricultural Occupancy Condition (AOC). Further details are available from the Vendor's agents.

## Homefield Barn

Homefield Barn is situated opposite the house and extends to approximately 1,740 sq ft. The general purpose farm building is of steel portal frame construction with corrugated fibre cement sheet elevations and roof, set on a concrete floor, and may offer potential for future residential conversion or redevelopment, subject to obtaining the necessary consents.

GUIDE PRICE: £550,000

| SERVICE INFORMATION | HOMEFIELD HOUSE           |
|---------------------|---------------------------|
| Water               | Mains                     |
| Electricity         | Mains                     |
| Drainage            | Private (septic tank)     |
| Heating / Hot Water | Oil-fired central heating |
| Council Tax         | Band E                    |
| EPC                 | E                         |



# LOT 2: ARABLE LAND

About 84.83 acres (34.33 ha)

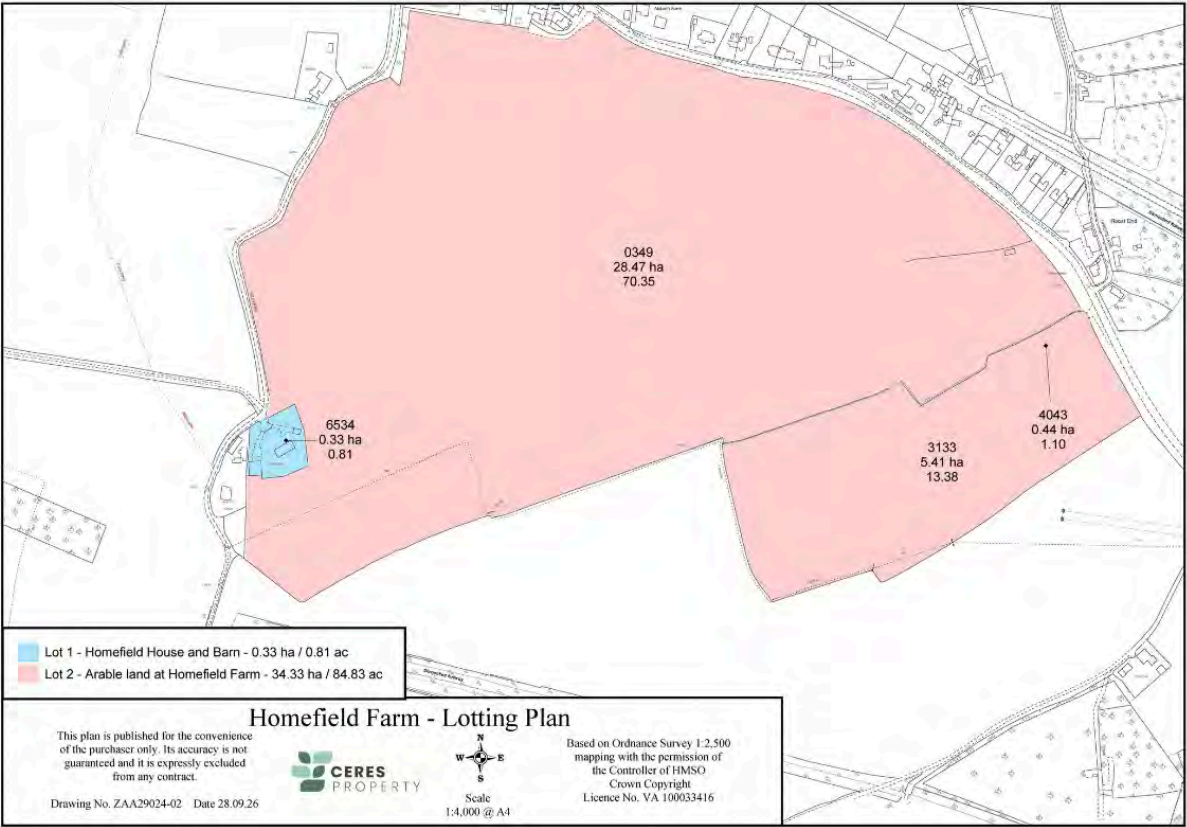
Lot 2 comprises approximately 84.83 acres of productive Grade 2 arable land arranged in two large, easily worked fields well suited to modern arable machinery.

The land is well drained and forms part of the Hanslope soil series, being calcareous clay soils suited to a wide range of arable cropping and particularly well suited to winter cereals.

The land is subject to a Sustainable Farming Incentive agreement expiring on 31st July 2029. Further details are available from the Vendor's agents.

## GUIDE PRICE:

£700,000



| FIELD NAME     | AREA (HA) | AREA (AC) | OS PARCEL | 2022    | 2023    | 2024    | 2025    | 2026    | 2027    |
|----------------|-----------|-----------|-----------|---------|---------|---------|---------|---------|---------|
| Abbotts Field  | 28.47     | 70.35     | 0349      | W.Wheat | W.Wheat | S. Oats | S. Oats | W.Wheat | W.Wheat |
| Linnetts Field | 5.86      | 14.48     | 3133      | W.Wheat | W.Wheat | S. Oats | S. Oats | W.Wheat | W.Wheat |
| Total          | 34.33     | 84.83     |           |         |         |         |         |         |         |



## METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in up to two lots.

## TENURE & POSSESSION

The property is offered for sale freehold with vacant possession on completion.

## REGISTERED TITLE

The property is registered under Title Number EX904864 and EX626791.

## INGOING VALUATION

Arrangements can be made for the Purchaser to take on the growing crop on payment of an incoming valuation, or alternatively a holdover on the current cropping can be arranged mutually between the parties.

Where an incoming valuation is taken, the Purchaser will, in addition to the purchase price, be required to take over and pay for all growing crops, cultivations, fertilisers, sprays and acts of husbandry at a valuation to be agreed between the parties. The valuation will be based on the cost of establishing the crops, including cultivations, seed, fertilisers, sprays and other inputs, plus a reasonable profit or management allowance, all assessed in line with current agricultural industry standards and contractor rates.

Payment will be due immediately upon agreement of the valuation, with interest at 4% above Barclays Bank base rate from exchange of contracts until payment. Should the valuation not be agreed within four weeks of exchange of contracts, the matter will be referred to a single arbitrator appointed by mutual agreement or, in default, by the President of the Royal Institution of Chartered Surveyors.

## FIXTURES & FITTINGS

Any fixtures, fittings and chattels, whether referred to in these particulars or not, are excluded from the sale unless expressly stated to be included.

## OVERAGE

Approximately 6.53 acres of the land in Lot 2 is subject to an existing overage which expires on 16th January 2032, further details are available from the Vendor's agents.

Lot 2 will be sold subject to an additional overage clause. The Vendor and any beneficiaries or successors in title will retain a 25% share of the net increase in value of the property arising from any planning permission being granted for any non-agricultural or horticultural use, for a period of 30 years.

## EARLY ENTRY

Early entry may be available by separate agreement following exchange of contracts, subject to the Vendor's consent, payment of an additional 10% deposit and any further conditions required at the time.

## SPORTING, TIMBER & MINERAL RIGHTS

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



## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and quasi-easements, restrictive covenants, and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes, whether referred to in these particulars or not.

## BOUNDARIES

All boundaries outlined on the attached plans are for identification purposes only. Potential buyers are responsible for confirming the boundaries. Any mistakes, omissions or inaccuracies will not allow the buyer to cancel the contract or claim compensation.

## LOCAL AUTHORITY

Braintree District Council

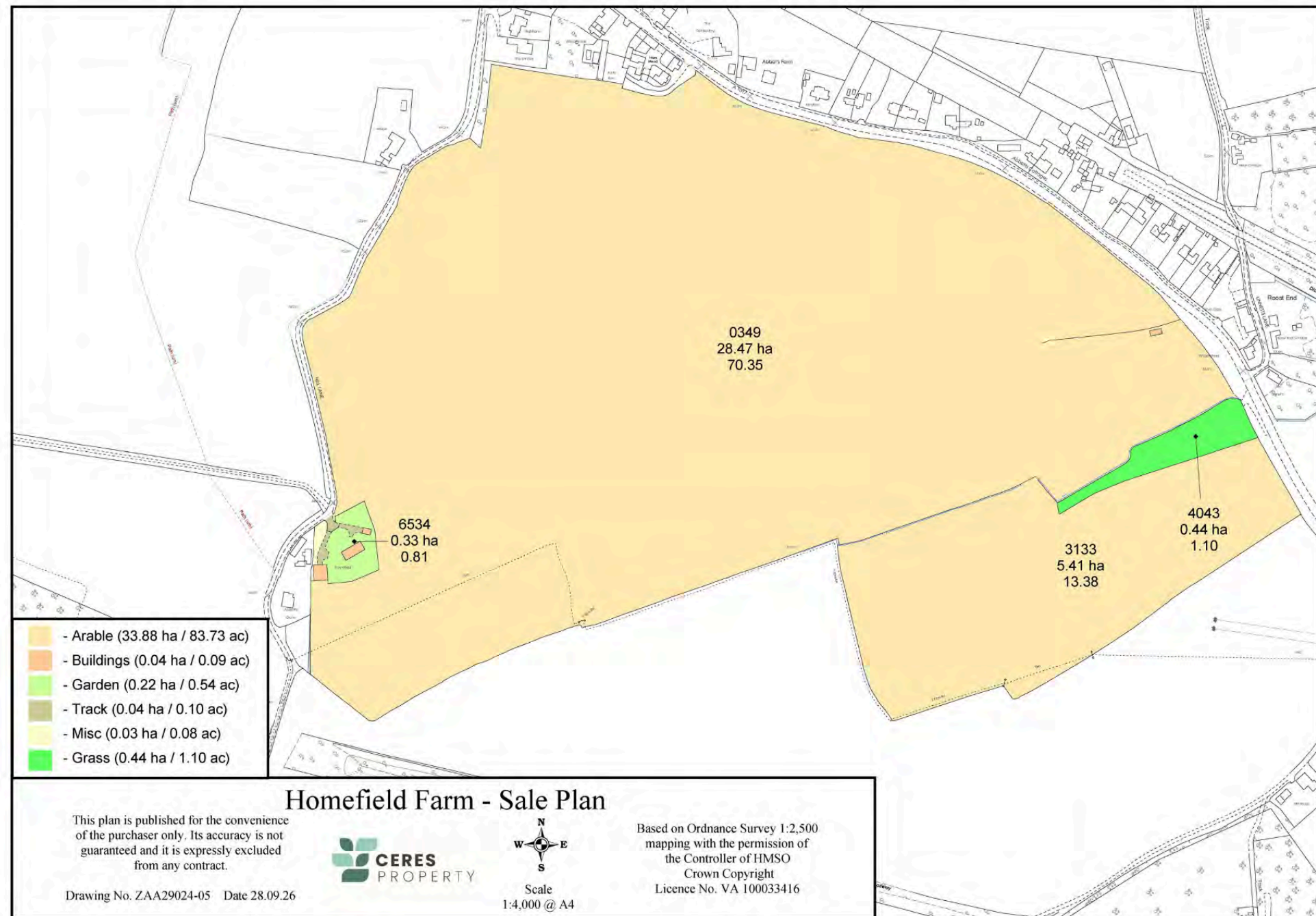
Address: Causeway House, Bocking End, Braintree, Essex CM7 9HB

Tel: [01376 552525](tel:01376552525)

Website: [www.braintree.gov.uk](http://www.braintree.gov.uk)

## VIEWINGS

Strictly by appointment with the selling agents. Interested parties are requested to contact the agents to arrange a viewing.



## VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition. All interested parties are advised to seek independent professional advice regarding their VAT position.

## ANTI MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017, once an offer is accepted, the purchaser(s) must provide any requested information to complete the necessary due diligence as a legal requirement.

## HEALTH & SAFETY

Given the potential hazards of a working farm, we ask that you exercise caution when viewing the property. Neither the Vendor nor the selling agents are responsible for the safety of those viewing the property, and accordingly, those viewing the property do so at their own risk.

## CONTACT

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