

LAND AT CHARITY FARM
GREAT BARDFIELD, BRAINTREE, CM7 4PP

CHEFFINS



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68.69 ACRES (27.80 HECTARES) OF PRODUCTIVE GRADE 2 ARABLE LAND ON THE EDGE OF THE VILLAGE OF GREAT BARDFIELD, BENEFITING FROM ROAD FRONTAGE FOR SALE AS A WHOLE

Introduction

An excellent opportunity to purchase an attractive block of productive arable land capable of growing combinable crops. The land is situated in North Essex, in an accessible rural location and benefits from good access onto the Public Highway.

The land is offered for sale with vacant possession on completion.

Location

The land is located within the Braintree District of North Essex, approximately 1 mile south-west of the village of Great Bardfield and 9 miles north-west of the town of Braintree. The market town of Saffron Walden is approximately 12 miles to the north-west. The land benefits from road frontage onto Dunmow Road (B1057), Great Bardfield.

Method of Sale

The land is offered for sale by private treaty as a whole.

Description

The land at Charity Farm offers a rare opportunity to acquire a highly attractive and versatile block of productive arable land in a sought-after part of North Essex. Extending to approximately 68.69 acres (27.80 hectares), the holding is presented in two principal blocks, naturally divided by the B1057.

The land is classified as Grade 2 and is of the Hanslope soil series, comprising slowly permeable chalky boulder clay typical of north Essex. The land is gently undulating and has been in a typical arable rotation. The land benefits from mature hedgerows and established tree belts which frame the land, providing natural shelter and clearly defined boundaries. The western block benefits from direct access off the B1057, with internal gateways linking the individual fields. The eastern parcel also has direct vehicular access onto Dunmow Road, opposite Charity Farm.



Land drainage has been installed where necessary and a regular programme of mole draining has been undertaken.

The cropping history is as follows:

Field No.	Acreage (Approx.)	2022	2023	2024	2025	2026
TL6629 6658	7	Winter Barley	Oil Seed Rape	Winter Wheat	Winter Wheat	Winter Wheat
TL6629 4043	7	Winter Wheat	Winter Wheat	Winter Beans	Winter Wheat	Winter Wheat
TL6629 1360	42	Winter Wheat	Winter Wheat	Winter Beans	Winter Wheat	Winter Wheat
TL6629 3678	7	Winter Wheat	Winter Wheat	Winter Beans	Winter Wheat	Winter Wheat

Town & Country Planning

The land is within Braintree District Council and all of the land lies outside of the development boundaries of Great Bardfield. The single parcel of land to the east of Dunmow Road is however, included within the Great Bardfield Neighbourhood Plan. The land 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.

Drainage Rates

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

Tenure & Possession

The land is offered for sale with vacant possession on completion.

The land is subject to an Agricultural Holdings 1986 Act Tenancy. The tenant has entered into a formal deed of surrender having signed a form of agreement, which is available from the selling agent upon request. The land can therefore be sold with vacant possession upon completion of the sale.

VAT

The land is 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.

Basic Payment Scheme

The land has been claimed for Basic Payment Scheme entitlements and is registered on the Rural Land Register. The seller will retain any historic delinked payments.

Environmental & Grant Schemes

The land is entered into a Countryside Steward Scheme, terminating in December 2026 and a Sustainable Farming Incentive (SFI) Agreement. The SFI Agreement will not be transferred to the purchaser.

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.

Tenant Right & Dilapidations

There will be no ongoing valuation and the purchaser shall not claim for dilapidations, if any, in relation to the property.

The land will be left in stubble with straw either chopped and spread or baled and removed.

Plans, Areas & Schedules

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



Exchange & Completion

Exchange of contracts shall be within 6 weeks of the purchaser(s) solicitor receiving a draft contract. Completion will be after Harvest 2026 and the date to be agreed between the parties.

Boundaries

The vendor and vendor's agents will do their best to specify the ownership of boundary hedges, tree belts 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.

Local Authority

Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB

T: 01376 552525 | E: csc@braintree.gov.uk

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

Viewings & Further Information

The land can be viewed by prior arrangement with the Sole Agents. For further information please contact:

Jonathan Purkiss

E: jonathan.purkiss@cheffins.co.uk | T: 01223 213777 or

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.

Nearest Postcode: CM7 4PP

what3words:

Western Parcel ///boomers.plod.park

Eastern Parcel ///grabs.bombshell.claims

Anti-Money Laundering Regulations

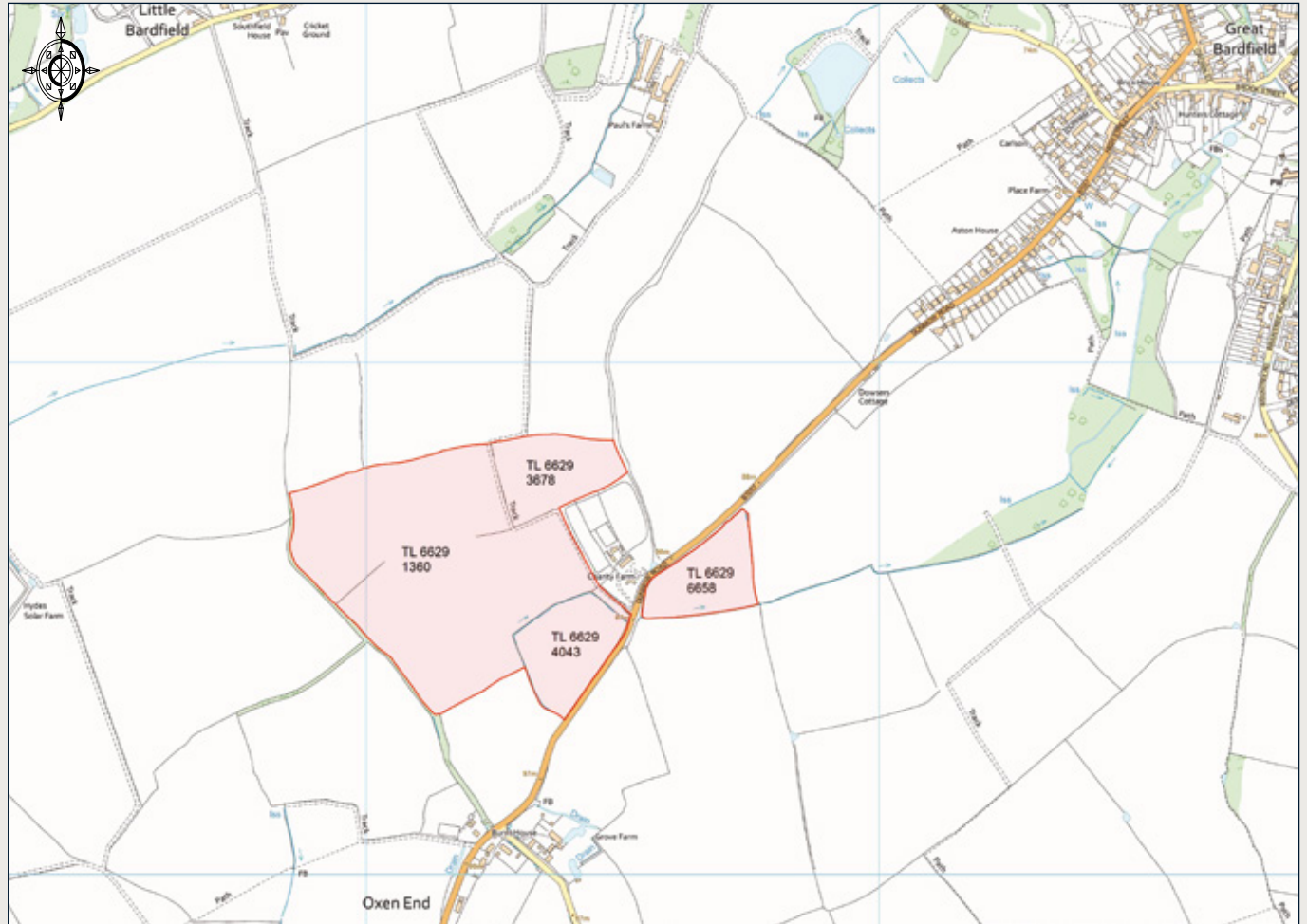
Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

Sellers Solicitor

Knights PLC, 1 Amphora Place, Sheepen Road, Colchester, CO3 3WG.

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 of any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. March 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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