

MINCHINS FARM

Dunmow • Essex





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Great Dunmow – 1.5 miles, Thaxted – 7 miles, Chelmsford – 13 miles, Stansted Airport – 5 miles,

London Liverpool Street Station – from 47 minutes

(All times and distances are approximate)

A PRODUCTIVE BLOCK OF GOOD QUALITY FARM LAND IN AN ACCESSIBLE LOCATION

IN ALL ABOUT 234.70 ACRES

FOR SALE BY PRIVATE TREATY AS A WHOLE



Savills Chelmsford
Parkview House, Victoria Road South
Chelmsford CM1 1BT
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*These particulars are intended only as a guide and must not be relied upon as a statement of fact.
Your attention is drawn to the important notice on the last page of the text.*

INTRODUCTION

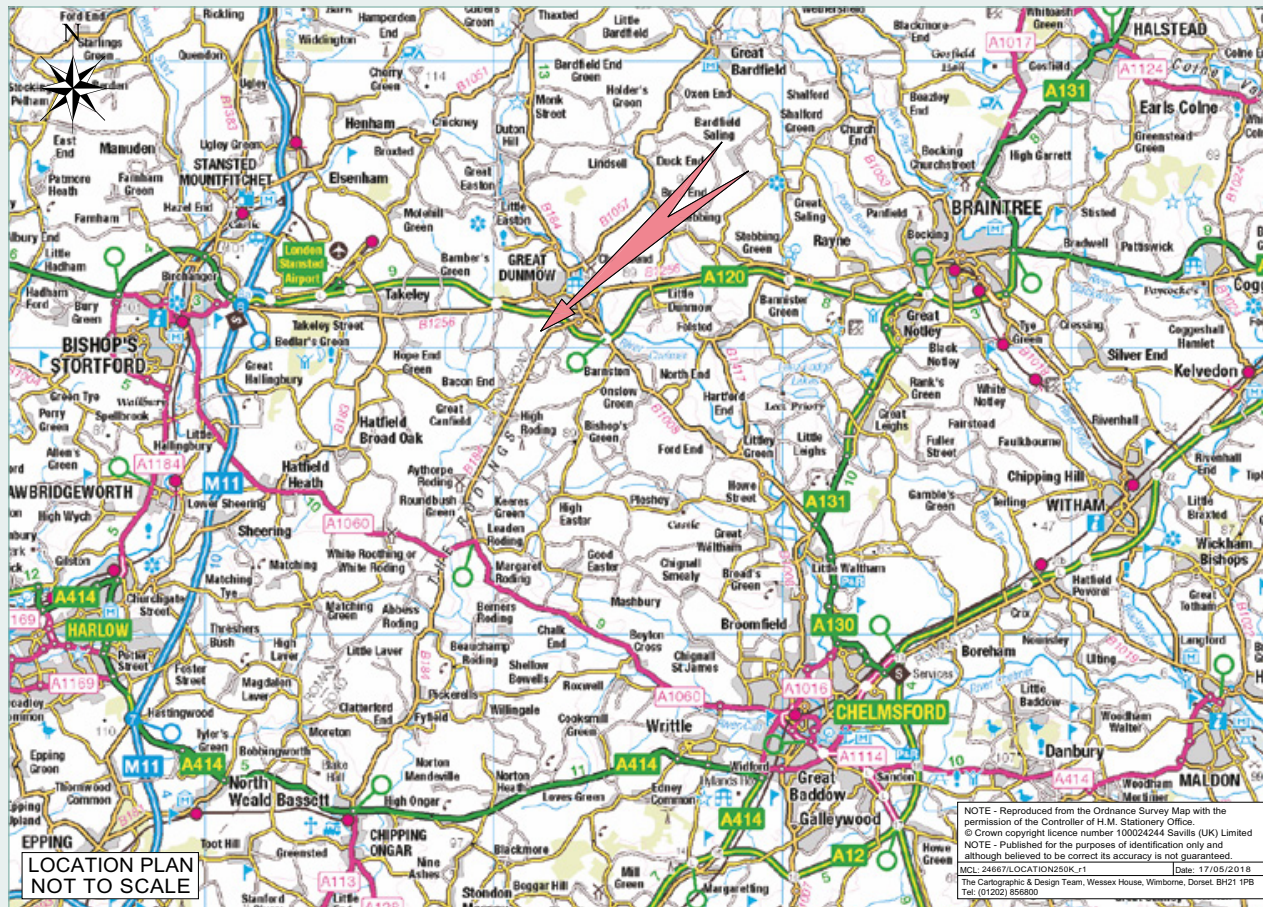
Minchins Farm represents an attractive investment opportunity to purchase a productive block of high value farm land in mid-Essex located immediately adjacent to the A120 dual carriageway, linking Essex to Stansted Airport and the Midlands, and also the East Coast.

SITUATION & LOCATION

Minchins Farm is located on the A120 corridor just outside the market town of Great Dunmow and with excellent access to Braintree and Colchester to the east, Chelmsford to the south and Stansted Airport and Cambridge to the west and north.

The land is accessed off the B184 Road between Dunmow and High Roding with some of the land being accessed also from Pharisee Green and via a series of hard tracks which cross the holding.

Stansted provides international flight facilities direct main line rail services to London Liverpool Street as well as excellent road services via the M11 to the Midlands and the A120 to the east linking onto the A12, some 23 miles to the east.



THE LAND

The land is a compact block of mainly arable land lying to the south of the A120 dual carriageway and to the west of the B184 road to High Roding and Chelmsford.

The land is classified by DEFRA as Grade 2 with the soil type being a combination of Ludford, Hanslope and Stretham soil series being deep well drained loam. The land is registered for the Basic Payment Scheme and the relevant entitlements will transfer with the sale.

A typical crop rotation of the land includes winter wheat, winter oats and beans. The land has consistently produced yields of over 3.75 tonnes per acre for wheat. The land is understood to have been drained but no plans are available.

A by-way divides field OS9216 to the west with access being provided via a gateway adjacent to the A120 and an access track into the field.

A post and rail fence along the line AB will be erected by the outgoing tenant after completion.



GENERAL REMARKS AND STIPULATIONS

Postcode

CM6 1JN

Method of Sale

Minchins Farm is offered for sale by private treaty as a whole.

Tenure & Possession

The farm is offered for sale freehold with vacant possession.

Timing

The vendor will be seeking exchange of contracts within 21 days of the purchaser's solicitor receiving a draft sale contract. The purchaser will be required to pay a 10% deposit on exchange of contracts and a further 10% deposit should early entry be required.

Sporting, Minerals & Timber

In so far as they are owned by the vendor, rights of sporting, mineral and timber are included in the sale. All such rights are believed to be owned by the Vendor.

Basic Payment Scheme

The land is registered under the current Basic Payment Scheme (BPS). The Vendor will make reasonable endeavours to transfer the relevant entitlements to the purchaser after completion of the sale. The 2019 payment will be retained by the tenant.

Environmental Schemes

The land is not subject to any environmental schemes.

Ingoing Valuation

Depending on the date of completion of the sale, there may be an ingoing valuation in respect of growing crops. Please refer to the vendor's agents.





Easements, Covenants, Rights of Way and Restrictions

The property is sold subject to, or with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

The property is subject to a number of footpaths which cross the land at various points, plans of which are available from the vendor's agent. A public by-way goes through the land dividing the majority of the land from the western most field.

Boundaries, Plans, Areas, Schedules and Disputes

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale, or entitle any party to compensation in respect thereof.

Should any dispute arise as to boundaries or any points arise on the general remarks and the stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agent whose decision acting as expert shall be final.

Local Authority

Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

Solicitor

Birketts
Kingfisher House
1 Gilders Way
Off Barrack Street
Norwich
NR3 1UB

Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

VAT

Any guide price quoted or discussed is exclusive of VAT. The sale of this property is a chargeable supply for the purposes of VAT and hence such tax will be payable in addition.

Viewings

Strictly by appointment through Savills, Chelmsford
Tel. 01245 293258 (Gi d'Angibau).



Health & Safety

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when inspecting the holding for your own personal safety, in particular around open ditches and drains.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Particulars prepared August 2019, photographs taken July 2019.



