

HOLE FARM

Great Warley • Essex





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Great Warley 1 mile, Brentwood 3 miles, Chelmsford 16 miles, Central London 25 miles J29 of M25 1.5 miles

London Liverpool Street station — From 40 mins

(all times and distances are approximate)

A WELL SITUATED RESIDENTIAL ARABLE FARM IN AN EASILY ACCESSIBLE BUT PRIVATE LOCATION

- Grade II listed 3 bedroom farmhouse
- Pair of semi-detached cottages (2 bedrooms and 3 bedrooms)
- Range of traditional and modern farm buildings
- Private location yet excellent access
- Ring fenced arable unit

IN ALL: ABOUT 252 ACRES

FOR SALE BY PRIVATE TREATY AS A WHOLE .



Savills Chelmsford
Parkview House, Victoria Road South
Chelmsford CM1 1BT
01245 293258
GDAngibau@savills.com

*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

Hole Farm provides a most attractive residential arable farm in a private location yet very close to J29 of the M25 and within easy driving distance of central London .

SITUATION AND LOCATION

The property lies to the east of the M25 close to Junction 29 and to the west of the B186 in a semi-rural environment. Hole Farm is ring fenced with the residential houses and farm buildings being centrally located on the holding. A private drive (Hole Farm Lane) which joins Codham Hall Lane to the south and Warley Road to the north provides vehicular access to the residential property and farm buildings as well as the agricultural land.

The location of the farm is close to both the M25 and A12 providing excellent access to central London, other parts of East Anglia and the Home Counties. City Airport lies only 20 miles to the south.



HOLE FARMHOUSE

A detached Grade II listed farmhouse with parts dating from the 16th and 17th Century. The farmhouse is constructed on a timber-frame and rendered to the front with a weather boarded side elevation under a peg tile roof. Constructed over 2 storeys to the rear is a later 20th Century single storey addition.

Accommodation provides 2 reception rooms, a study and a kitchen on the ground floor with 3 bedrooms and a

bathroom on the first floor. The farmhouse sits in mature gardens and grounds with a pond to the rear.

Outbuildings include an open fronted garage with 2 adjacent timber barns/workshops opposite the house and facing the farmyard.

The property would benefit from updating throughout.





1 HOLE FARM COTTAGES

A 2 storey semi-detached Edwardian cottage constructed of red brick elevations under a peg tile roof. To the rear of the cottage is a single storey garden store of red brick construction again under a peg tile roof segregated into three parts, one part housing the boiler.

Accommodation is arranged on 2 floors with 2 reception rooms and a kitchen on the ground floor and 2 bedrooms and a bathroom on the first floor.

The cottage has gardens to three sides, which are mainly laid to lawn interspersed with mature trees and hedges.

To the rear of the cottage is a small paved courtyard.

The cottage is in reasonable decorative order and appears in good condition internally and externally (no survey has been undertaken).

2 HOLE FARM COTTAGES

A 2 storey semi-detached Edwardian Cottage constructed of red brick elevations under a peg tiled roof with a single storey extension to the side under a flat felt roof, again to the rear is a single storey garden store.

In front of the cottage is a stable block/workshop constructed of red brick under a clay- tiled roof, with a 3 bay open fronted garage adjacent.

Accommodation is on 2 floors with 2 reception rooms and a kitchen/breakfast room and bathroom on the ground floor and 3 bedrooms on the first floor. This property is bigger than No. 2 due to an extension.

In good decorative order throughout the property is surrounded by mature gardens and grounds similar to but larger than No. 1.

Hole Farm, Brentwood

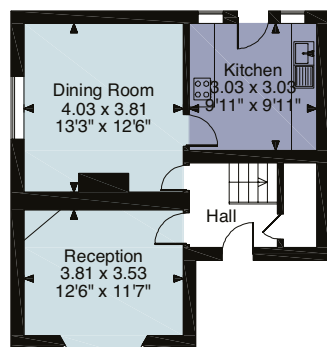
Cottage 1 gross internal area = 1,007 sq ft / 94 sq m

Utility & Boiler Room gross internal area = 131 sq ft / 12 sq m

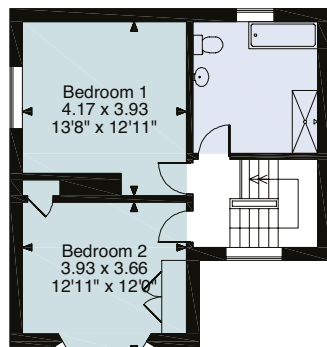
Cottage 2 gross internal area = 1,173 sq ft / 109 sq m

Farmhouse gross internal area = 1,684 sq ft / 156 sq m

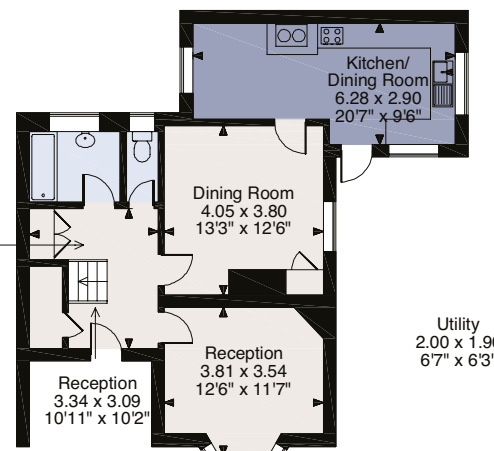
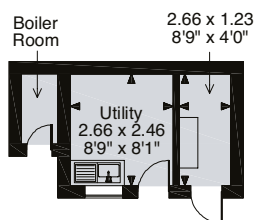
Total gross internal area = 3,995 sq ft / 371 sq m



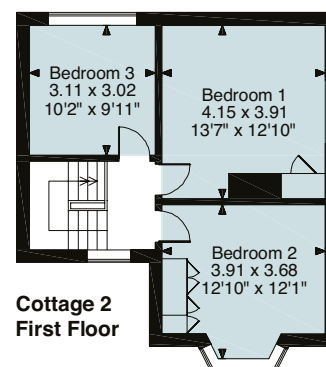
**Cottage 1
Ground Floor**



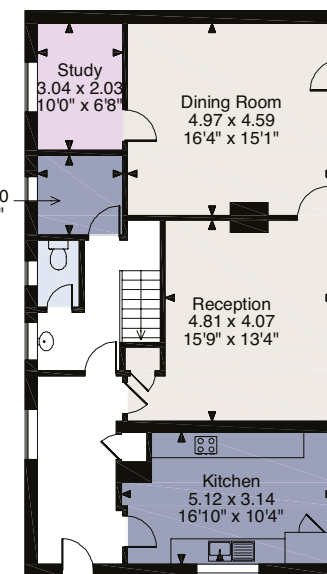
**Cottage 1
First Floor**



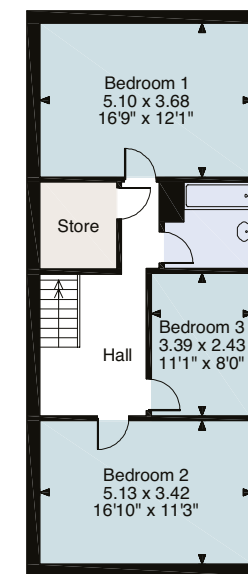
**Cottage 2
Ground Floor**



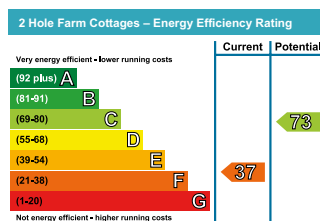
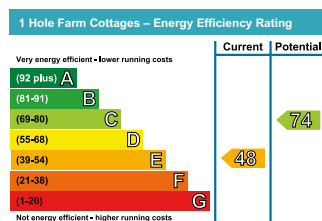
**Cottage 2
First Floor**



**Farmhouse
Ground Floor**



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Mobile Home – situated to the rear of the 5 bay storage building there is mobile home. This is included in the sale but does not have formal planning permission . It does however benefit from a septic tank and is on mains water and mains electricity.

FARM BUILDINGS

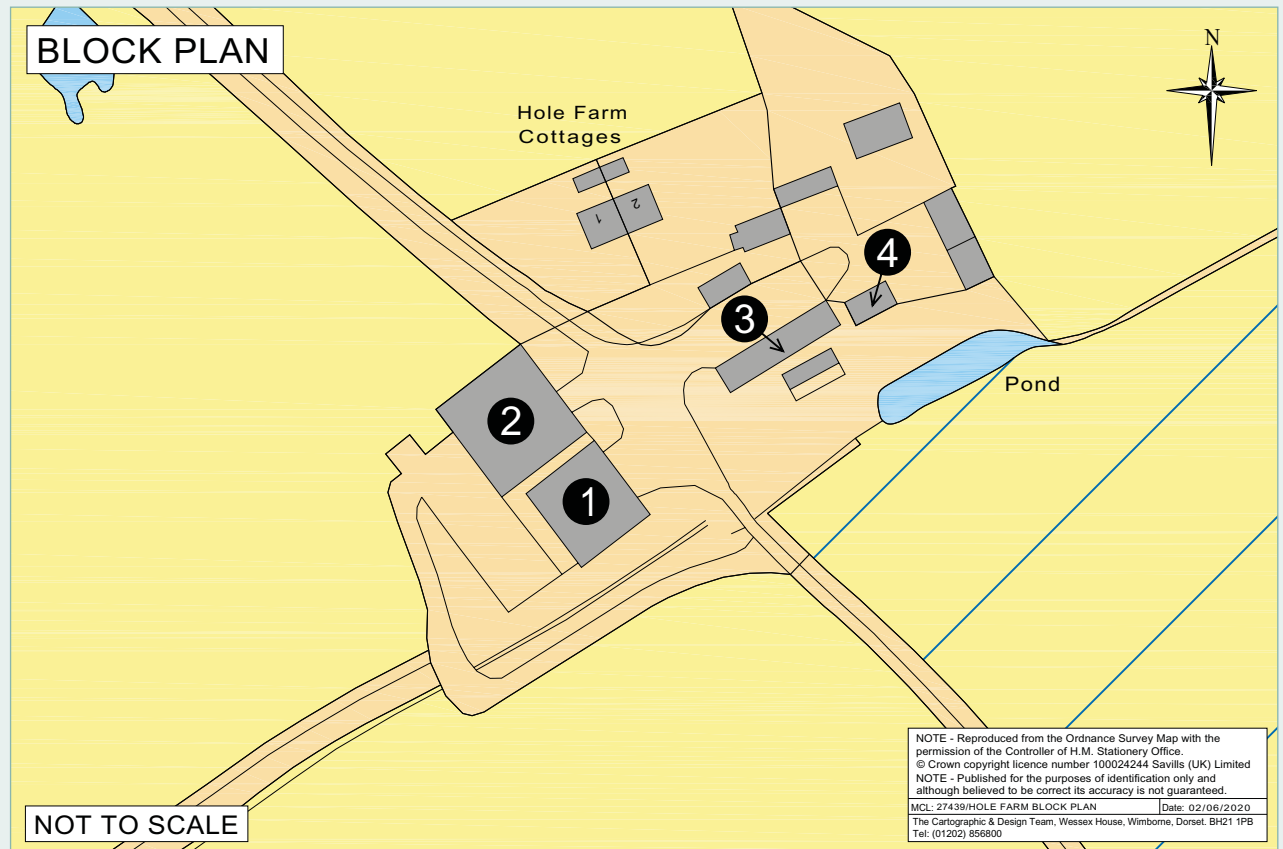
A small range of modern style farm buildings are located to the east of the residential properties.

Grain Store (1) 1,000 tonne capacity. Of steel frame construction on a block plinth with corrugated asbestos elevations, concrete floor, grain walling with a roller shutter door to front elevation and sliding doors to rear. There is a concrete apron to the rear.

Agricultural Machinery Store (2) Of timber frame construction with block plinth and timber clad elevations under corrugated asbestos sheeted roof. Concrete floor to centre and hard-core either side. The building is open fronted and open to the rear.

Open fronted shed (3) 5 bay machinery/general purpose building constructed of concrete posts, block walling, concrete floor and part asbestos cladding. The roof is clad in fibre cement sheeting.

Dilapidated building (4) A 5 bay open fronted building is in disrepair.



THE LAND

The land is a compact block of mainly arable land lying to either side of the private drive which runs through the farm. The land is classified by DEFRA as Grade 3 with the soil type being of the Windsor soil series being slowly permeable seasonally waterlogged clay soil with some fine loam over clay.

The farmland is gently undulating with the altitude above sea level varying between 50 and 80 metres. The majority of the farmland extending to approximately 97.42 hectares (240.74 acres) is in arable production with a small area of woodland extending to approximately 1.82 hectares (4.5 acres).

The arable land is bounded by farm tracks, mature hedgerows interspersed with mature trees, and is attractively situated surrounding the properties and farm buildings.





GENERAL REMARKS AND STIPULATIONS

Postcode

CM13 3JD

Method of Sale

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

Tenure and Possession

The farm is offered for sale freehold with vacant possession.

Contract Farming Agreement

The land is currently farmed by a local farmer under a Contract Farming Agreement. Notice has been given to terminate following harvest 2020 but the contractor is willing to discuss a future arrangement with interested parties.

Basic Payment Scheme

The Entitlements to the Basic Payment Scheme are included in the sale. The vendor has submitted a claim for the current scheme year and will retain the payment for this year. The vendor will make reasonable endeavours to transfer the relevant Entitlements to the purchaser after completion of the sale.

Environmental Schemes

The land is not subject to any environmental schemes but it is located in a Nitrate Vulnerable Zone.

Holdover

The vendor or their contractors may require holdover over some of the buildings following completion of the sale.

Drainage plans

Parts of the farm have been drained and drainage plans are available from the vendors agent.

Drainage rates

Annual drainage rates are payable to the Environment Agency in the sum of £349.50

Sporting, Timber and Mineral Rights

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

Overage

There are existing overage arrangements in place until September 2022 ,which allow the previous owners to benefit from 50% of any uplift in value over its existing agricultural use plus a restrictive covenant in the previous owners' favour specifying the property can only be used for agriculture or similar uses up to September 2022. There is a further restrictive covenant against erecting any buildings on the property except those linked with the existing uses.

The hatched areas on the farm plan are to be subject to further overage for a period of 25 years from the date of completion. The vendors are to benefit from 30% of any uplift in value over the farmland's existing agricultural use (to be secured by a restriction on the title and a legal charge).

Further details are available from the vendor's agent.

Timing

The vendor will be seeking to exchange contract in the summer with completion post-harvest, a 10% deposit will be payable

on exchange of contracts and a further 10% deposit should early entry be required.

Services

Hole Farmhouse – mains electricity, mains water, oil fired central heating, shared private drainage (with Nos. 1 & 2 Hole Farm Cottages), open fire in living room. Council tax Band F.

2 Hole Farm Cottage – mains electricity, mains water, shared private drainage (with Hole Farmhouse and Nos. 1 & 2 Hole Farm Cottages), oil fired central heating, electric wood burner in dining room. Council tax Band D

1 Hole Farm Cottage – mains electricity, mains water, shared private drainage (with Hole Farmhouse and No..2 Hole Farm Cottage), oil fired central heating, wood burner in dining room. Council tax Band D

Farm buildings – mains electricity – 3 phase and mains water.

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, a plan of which is available from the vendor's agent.

There is a right of way for the benefit of the farm down the initial part of the farm drive from Great Warley village before the drive becomes a part of the property as shown on the plan.

There is a right of way from the end of Codham Hall Lane for the benefit of part of the farm down the initial part of the drive from the South.

There is a right of way for the benefit of Anglian Water to the sewerage treatment plant along the track ABC from the Gt Warley Rd and another right of way between points A and B for the owner of the adjoining property..

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 the boundaries or any points arise on the general remarks and 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

Brentwood Borough Council
Town Hall
Ingrave Rd
Brentwood
Essex.
CM15 8AY.
Tel - 01277 312500.

Solicitor

Mills & Reeve
Botanic House
98-100 Hills Rd
Cambridge CB2 1PH
Tel - 01223 222397
FAO Michael Aubrey

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. In the event that a sale of the property or any part of it or any rights attached to it becomes a chargeable supply for the purposes of VAT such tax will be payable in addition.

Viewings

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

Health and 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 the farmyard, open ditches and drains.

