

# Blake House Farm

Rayne, Braintree  
Essex

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A first class arable farm with  
the potential to grow the substantial  
current income streams

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Blake House Farm, Rayne, Braintree, Essex CM77 6RA

Braintree 3 miles, Stansted and M11 motorway 10 miles, Central London 38 miles

*Features:*

Substantial range of buildings let for commercial uses extending to over 33,500 sq ft

Large modern grain and machinery stores extending to over 24,000 sq ft

Period farmhouse and secondary farmhouse

Grade 2 arable land, woodland and large lake

Non-farming income of circa £320,000 per annum  
(with potential to grow further)

*About 400 acres (162 ha)*

*Available as a whole or in 4 lots*

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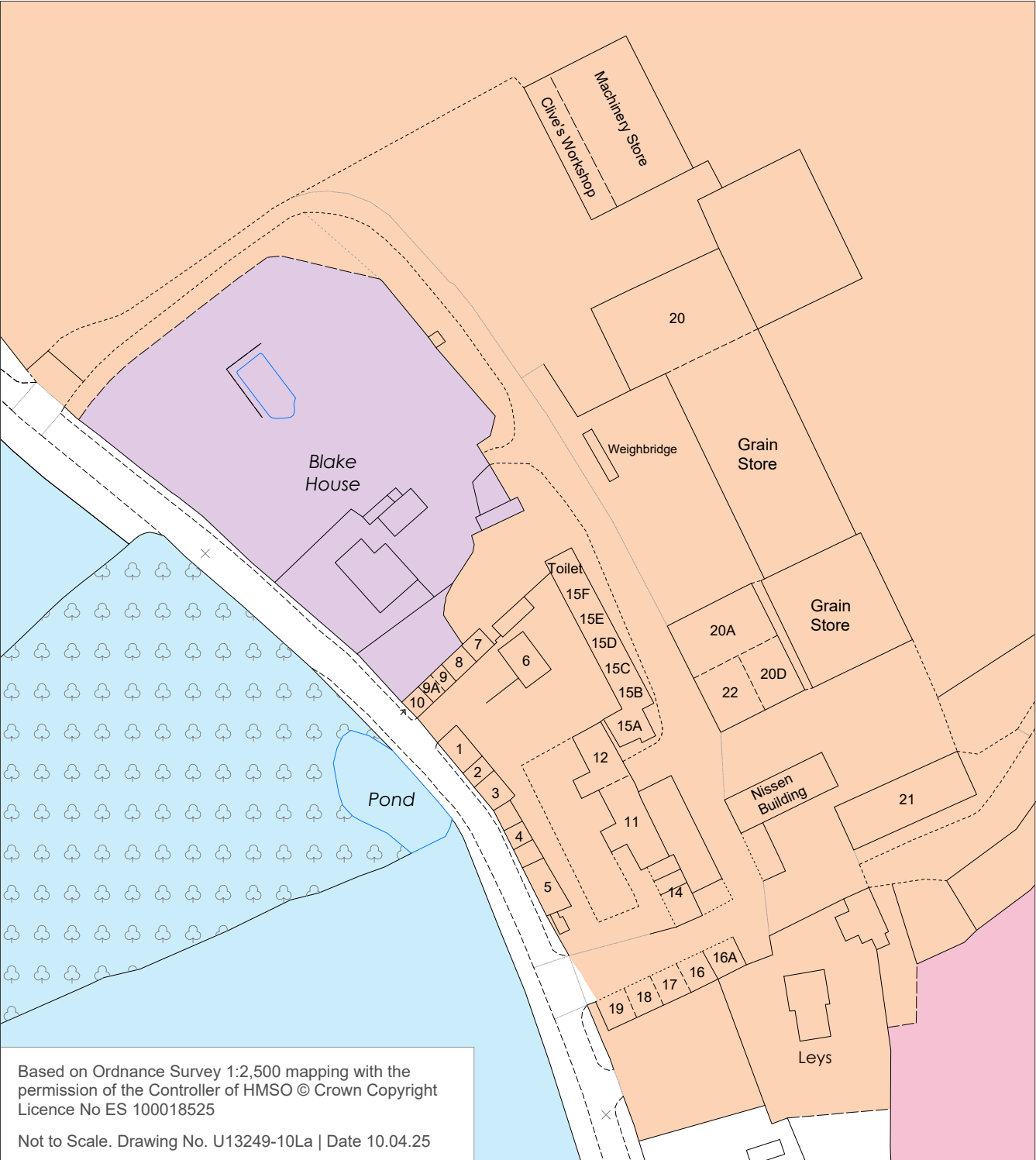


**Situation**  
Blake House Farm has easy access to London and is situated immediately to the north of the A120 dual carriageway between Braintree and Bishop's Stortford. Braintree is 3 miles away and Bishop's Stortford is 10 miles away offering links to the M11 motorway and Stansted Airport.

**Lot 1: Blake House Farm buildings, Leys Farmhouse and land 18.96 acres (7.67 ha)**  
Comprising the heart of Blake House Farm, some of the buildings are listed Grade II and over recent years these and other substantial modern buildings have been converted to commercial uses. The present income from the buildings is circa £227,000 per annum and in addition there is a service charge income of circa £64,000. This income could grow considerably if the large buildings presently used for farm storage are converted to commercial use. The farmhouse called Leys offers comfortable accommodation and an area of open land to the rear of the complex offers opportunities for further commercial uses.

**The Craft Centre: 13,122 sq ft**  
The original farm buildings, several of which are listed Grade II form the highly successful Blake House Craft Centre. Within the original barn, stables and cart sheds, the Craft Centre offers 21 separate units which are let to a wide variety of businesses and within the large barn there is a thriving café restaurant for those visiting the centre as well as for hosting specific events. Parking is within the craft centre or within a car park with access to the public highway. Toilet facilities are within a dedicated block.

**Commercial buildings: 20,585 sq ft**  
**General storage: 24,350 sq ft**  
To the rear of the craft centre are a range of large portal frame buildings. Several are let for commercial uses and others are used for the storage of grain and farm machinery. Subject to planning, these large grain and farm machinery stores could be used for further commercial uses, increasing the income potential from Blake House Farm considerably. There is also a weighbridge.



Unit	Sq. Ft.	Lease Start	Lease End	Term Years	EPC	EPC Expiry
1	388	1/12/2024	1/11/2029	5	C	2029-10-14
2	163	3/9/2023	10/27/2025	2	C	2032-03-05
3	384	10/28/2022	10/27/2025	3	C	2032-05-11
4	546	12/9/2024	12/8/2029	5	C	2031-02-21
5	484	2/28/2025	2/27/2030	5	C	2032-03-05
6	632	Pending			C	2029-10-14
7	211	6/1/2022	5/31/2025	3	D	2032-07-05
8	285	3/1/2024	2/28/2029	5	C	2031-12-05
9	220	1/31/2025	12/30/2030	5	C	2032-03-05
9a & 10	303	5/13/2025	4/13/2028	3	C	2030-07-26
11	3,504	1/1/2021	12/31/2030	9	E	2030-08-02
12	1,475	4/4/2025	3/25/2028	3	D	2032-05-11
14	478	11/6/2024	6/30/2029	5	E	2031-12-05
15a,b,c	1,130	10/18/2021	10/17/2026	5	C	2031-02-21
15d & e	652	11/17/2023	11/18/2028	5	B	2032-05-11
15f	317	12/18/2023	6/23/2025	2	C	2031-12-05
16a	581	10/21/2024	2/28/2029	5	D	2032-03-05
16 & 17	700	9/1/2023	8/31/2026	3	B/C	2031-10-31
18 & 19	669	4/10/2024	4/9/2029	5	C	2032-07-05
20	10,445	12/14/2022	5/31/2028	8	C	2032-07-05
20a	2,348	12/18/2024	12/17/2029	5	C	2029-07-19
20d	1,350	Pending				
21	2,996	8/11/2022	8/10/2027	5	D	2032-03-05
22	1,486	5/13/2022	10/17/2026	4y 5m	D	2031-02-21
Clives workshop	1,960	7/5/2022	10/17/2026	4y 3m	C	2032-05-11
Grain store	6,000	Farm				
Grain store	10,500	Farm				
Machinery store	6,000	Farm				
Nissen building	1,850	Farm				
Back field (part)		10/1/2022	9/30/2025	3		
Total Sq ft	58,057					
Present rent	£227,019					
Present service charge	£64,352					
Total income	£291,371 (excludes farm buildings)					



**Leys**

Built in the 1970s, Leys is set away to one side of the farmyard. To the ground floor there is a hall off which there is a large sitting room/ dining room and a separate sitting room. The kitchen (with a range of units and a two-oven oil fired Aga) leads through to the back hall with a shower room. Upstairs there are four bedrooms, a dressing room and a bathroom. Outside there is a double garage and office and the garden is largely to lawn with screening to most sides.

**Land**

There is an area of about 12 acres of level grassland part of which is used by a local archery club, but most of which offers an area for other uses.

**Services**

Water: Mains.  
Electricity: Single & three phase.  
Drainage: Klargesters, WPL DMS4 and WPL DMS2.

**Right of Way**

Although Blake House (Lot 2) has direct access to the public highway, if it is sold separately it will be granted a Right of Way for vehicular access over the concrete track leading to the public highway.

**Floorplans for Leys Farmhouse**

Approximate Gross Internal Area\*: 1,741 sq ft / 161.72 sq m

Illustration for identification purposes only.  
Not to scale.

\*As defined by RICS – Code of Measuring Practice.



**Lot 2: Blake House**

1.10 acres (0.45 ha)

Now requiring renovation, Blake House is the original farmhouse and is listed Grade II. Believed to date from the 17th century, the house is of heavy timber frame with rendered elevations under tiled roofs and once restored it will offer comfortable family accommodation. A front door leads into a fine central reception hall with magnificent fireplace and doors to the three reception rooms which face south and west. To the rear there is a kitchen, pantry and utility. Upstairs there are four bedrooms, a bathroom and shower room with attic rooms above.

Outside, access is from an 'in and out' drive which gives vehicular access to the back yard where there is parking and a double garage with separate garden machinery store and separate storeroom. The garden is largely laid to lawn with some mature planting and to the centre there is an original swimming pool. The garden is bounded by fences or walls and to the rear there is a double gate to an alternative access via Lot 1.

**Services**

Water: Mains.  
Electricity: Single phase.  
Drainage: Septic tank. This may not comply with current regulations. Further information is being sought.

**Right of Way**

Although Blake House has direct access to the public highway, if it is sold separately it will be granted a Right of Way for vehicular access over the concrete track within Lot 1 leading to the public highway.

**Floorplans for Blake House**

Approximate Gross Internal Area\*:  
Ground floor: 1,565 sq ft / 145.36 sq m  
First floor: 1,146 sq ft / 106.43 sq m  
Second floor: 686 sq ft / 63.74 sq m  
Garage: 831 sq ft / 77.21 sq m

Illustration for identification purposes only.  
Not to scale.

\*As defined by RICS – Code of Measuring Practice.





**Lot 3: Land at Blake House Farm**  
**66.68 acres (27 ha)**  
Immediately adjacent to Blake House Farmyard, access is from the western corner. The land rises gently to either side of the central minor watercourse and the soils are Grade 2 Hanslope Series, ideal for growing a wide range of crops.

Arable cropping: 66.42 acres (26.88 ha).
Track/water course: 0.26 acres (0.10 ha).



**Lot 4: Land at Blake House Farm**  
**313.48 acres (126.86 ha)**  
Situated to the west of Blake House Farmyard, access is from four points to the eastern boundary and two points to the southern boundary. The land is generally level but falls very gently towards the River Ter which flows through the land to the south, close to which is the mature Lyatts Lake with tree screening to all sides. The soils are Grade 2 Hanslope Series, ideal for growing a wide range of crops, and arable field sizes are easily workable by modern machinery. There are two small areas of woodland but of note is Boxted Wood which offers a large mature wood with potential for timber production and conservation projects. Lyatts Lake is a wonderful amenity area surrounded by mature trees. It is let on an annual basis to a fishing club with an income of circa £30,000/annum.

Arable cropping: 249.19 acres (100.84 ha).

Woodland: 52.27 acres (21.15 ha).

Lake: 12.03 acres (4.86 ha).



General

Method of sale: Blake House Farm is offered for sale by private treaty.

Tenure: Freehold with vacant possession subject to the building occupancies.

Planning: Details of planning approvals are available from the Vendor's Agents.

Countryside Stewardship: There is a scheme that terminates on 31/12/2026. Details from the Vendor's Agents.

Holdover: Following the date of completion of the sale, the vendor may require the right of Holdover over the grain stores for crop storage until 30 December 2025.

Overage: Lots 3 and Lot 4 will be sold subject to an Overage. The Vendor and their beneficiaries/successors will reserve a 25% share of the net uplift in value of the property due to any planning permission for residential or commercial use for a period of 35 years following the date of completion of sale.

Sporting, Timber and Mineral Rights: All sporting and timber rights are included in the freehold sale, insofar as they are owned.

Fixtures and Fittings: All items usually regarded as tenant's fixtures and fittings and equipment are specifically reserved from the sale.

Local Authority: Braintree District Council, Braintree, Essex CM7 9HB  
Tel: 01376 552525

Council Tax:  
Blake House: Band F  
Leys: Band C

EPC Ratings:  
Blake House: F  
Leys: F

Guide Prices:  
Lot 1 guide price: £2,600,000  
Lot 2 guide price: £650,000  
Lot 3 guide price: £700,000  
Lot 4 guide price: £2,950,000  
Whole guide price: £6,900,000

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.

Health & Safety: Given the potential hazards of a working estate, we ask

you to be as vigilant as possible when making your inspection, for your own personal safety. All viewings and appointments are strictly by prior appointment with the vendor's agent.

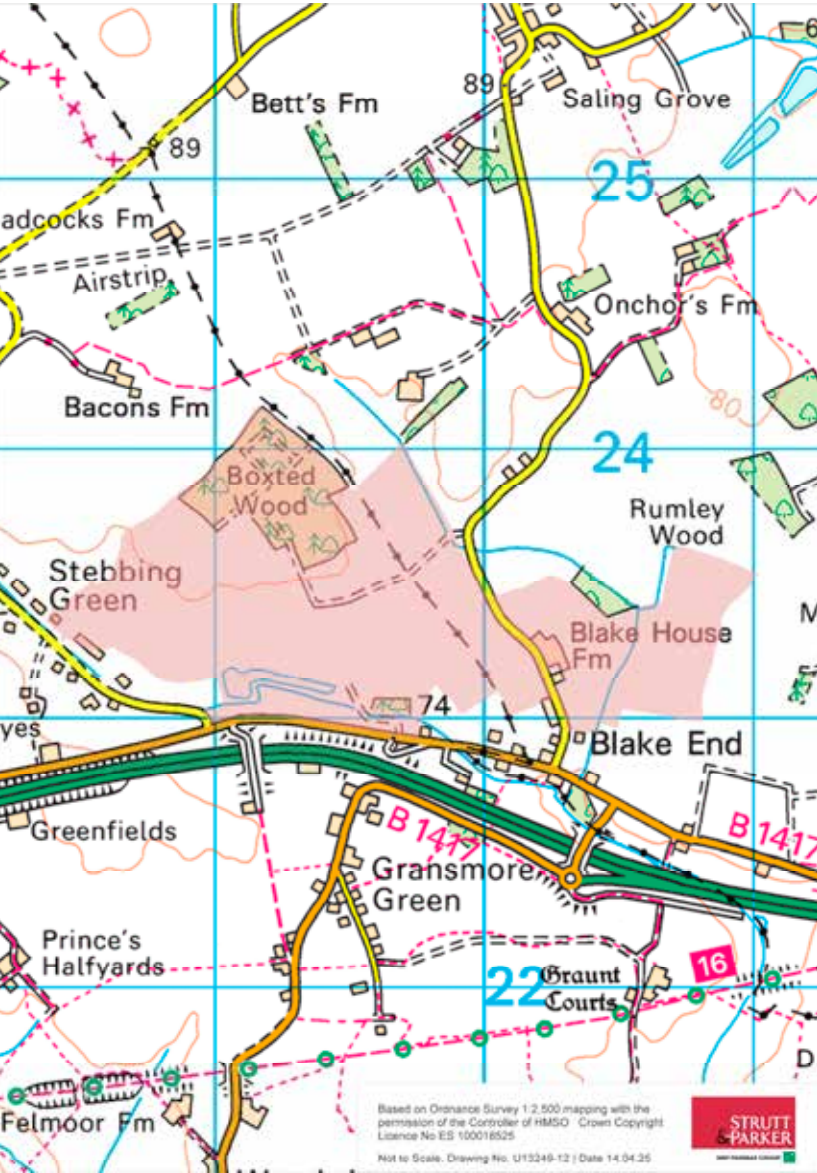
Solicitors: Birkett Long LLP,  
1 Amphora Place, Sheepen Road,  
Colchester, Essex CO3 3WG

Directions (by road): Please see the plan within this brochure.

What3Words: ///equity.ambition.escapes

Post Code: CM77 6RA

Viewings: Strictly by confirmed appointment with the vendor's agents.



**Strutt & Parker Chelmsford**  
Coval Hall, Chelmsford, Essex CM1 2QF

Tim Fagan  
+44 (0)1245 254665  
+44 (0)7702 199588  
tim.fagan@struttandparker.com

**Strutt & Parker National Estates & Farm Agency**  
43 Cadogan Street, London SW3 2PR

Harry Kennedy  
+44 (0)207 591 2232  
+44 (0)7350 404756  
harry.kennedy@struttandparker.com

struttandparker.com

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