



Cymbeline Farm,
Spring Lane, Colchester, Essex

Strutt
& Parker

Land and property. Since 1885.



**Rolling farmland close to Colchester | River Colne double bank frontage
Opportunities for BNG and conservation projects | Farm buildings
Semi-detached cottage | About 175 acres (71 ha) | Available as a whole**

Guide price £1,550,000

A mixed arable and grass farm high in amenity on the outskirts of the city of Colchester

Colchester 1 mile, Chelmsford 20 miles
(Distances are approximate)

Location

Cymbeline Farm is situated immediately to the west of the centre of the historic city of Colchester, within the northern A12 bypass. The principal access is The Chase Way which is in the ownership of the farm and which leads from Spring Lane, a minor road connecting Lexden and West Bergholt. A second access is from Cymbeline Way also known as The Avenue of Remembrance.

The Property

Cymbeline Farm has strategic importance as being an unspoilt tract of traditional farmland in such proximity to the centre of the historic city of Colchester. Originally part of Lexden Lodge Farm, the property was acquired by Colchester City Council in 1988. Since then, there has been a focus on the enhancement of wildlife and nature whilst continuing as a commercial mixed farm. Historically, about half the farm was in arable cultivation with the balance being mostly permanent grass but in recent years the arable land has been to grass as part of a Stewardship Scheme. The River Colne runs through the farm and adds to the amenity and conservation aspects of the farm.

The Farmland

The soils are Grade 3 Wix Series gravel loam with some Fladbury Series alluvium along the River Colne. Sloping gently from north to south, the farm is divided into easily worked arable fields to the north and traditional lower lying grass fields along the river. Historically, cropping has varied but in general the land use has been as follows:



Land Use

Land Use	Acres	Ha
Arable	83.57	33.82
Grass	69.96	28.31
Woods	13.51	5.47
Yard	1.09	0.44
Cottage	0.17	0.07
Tracks	2.77	1.12
Water	3.75	1.52
Total	174.82	70.75

River Colne

The farm has over one mile of frontage to the River Colne, the majority of which is double bank. With careful management of banks and riverside planting, this has added to the amenity of the farm with traditional meadow grazing practiced in the fields either side.

Farm Buildings

At the farmyard there is a range of buildings:

Cattle building (18.10m x 9.20m) of portal frame

Cattle building (18.40m x 9.20m) of portal frame

Store shed (18.30m x 8.75m) of brick and slate

Store shed (30.70m x 4.60m) of brick and slate with felt over

Stables (8.40m x 4.00m) of block walls

Water tank shed (4.30m x 2.50m) of timber and slate

Planning

The property falls within Colchester City Council and is subject to policies:

- Public Open Space: over part of the permanent grassland.
- Local Wildlife Site: over the grassland.
- Scheduled Monument: a small area to the north of the buildings which is part of the Lexden Dyke.

A screenshot showing these policies is available but interested parties should make their own independent investigations.



No 2 Moat Cottage

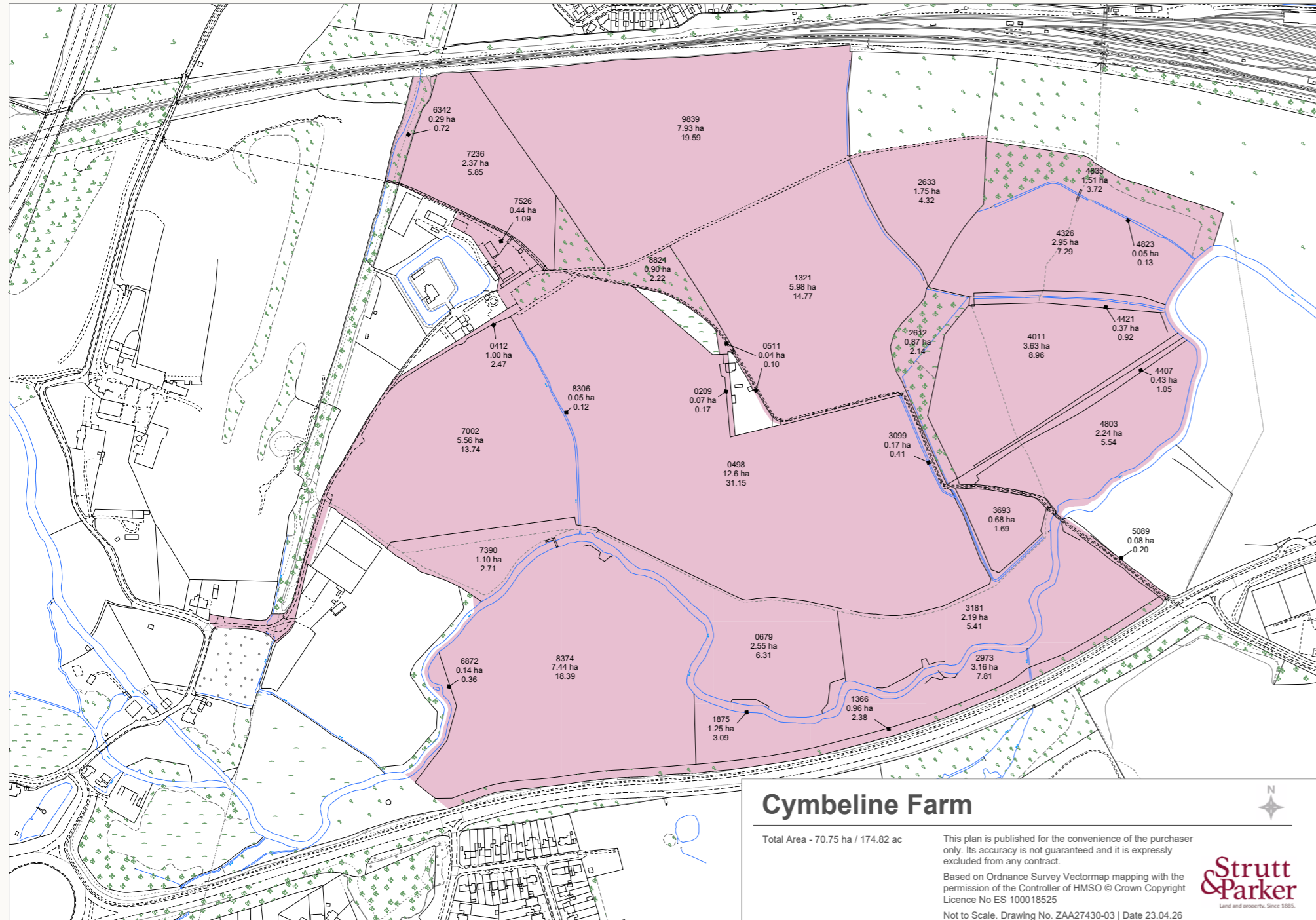
To the centre of the farm is the semi-detached cottage believed to date from 1892. Of brick and slate construction, the accommodation extends to two reception rooms, kitchen, shower room and lobby with two bedrooms and a boxroom above. Outside there is a south facing garden and a concrete surfaced parking area.

Services

Electricity: connected to the farm buildings and to the cottage.
Water: mains water is connected to the farm buildings and to the cottage.

Drainage: private drainage at the cottage is shared with the adjoining cottage with the tank in their garden. This may not comply with current regulations. Further information is being sought.





General

Method of sale: The land at is offered for sale by private treaty.

Tenure: Freehold.

Farming: The farmland together with the two cattle buildings and the cottage have been let to a local farming family with vacant possession on 29 September 2026. They may be willing to discuss continuing under a suitable arrangement.

Public Rights of Way: there are several footpaths as well as the Colchester Orbital Route crossing the farm.

Private Rights of Way: there are vehicular rights of way over The Chase Way in favour of:

- Lexden Lodge: responsible for a fair and reasonable proportion of costs of repair up to their gate to the west of the buildings.
- 1 Red Brick Cottages: responsible for paying a proportion of maintenance over a short length of The Chase Way at the extreme western end.
- 1 Moat Cottage
- Charter Wood: this will be retained by Colchester City Council and they will be responsible for a proportion of maintenance over The Chase Way and the track between the buildings and Charter Wood according to user.

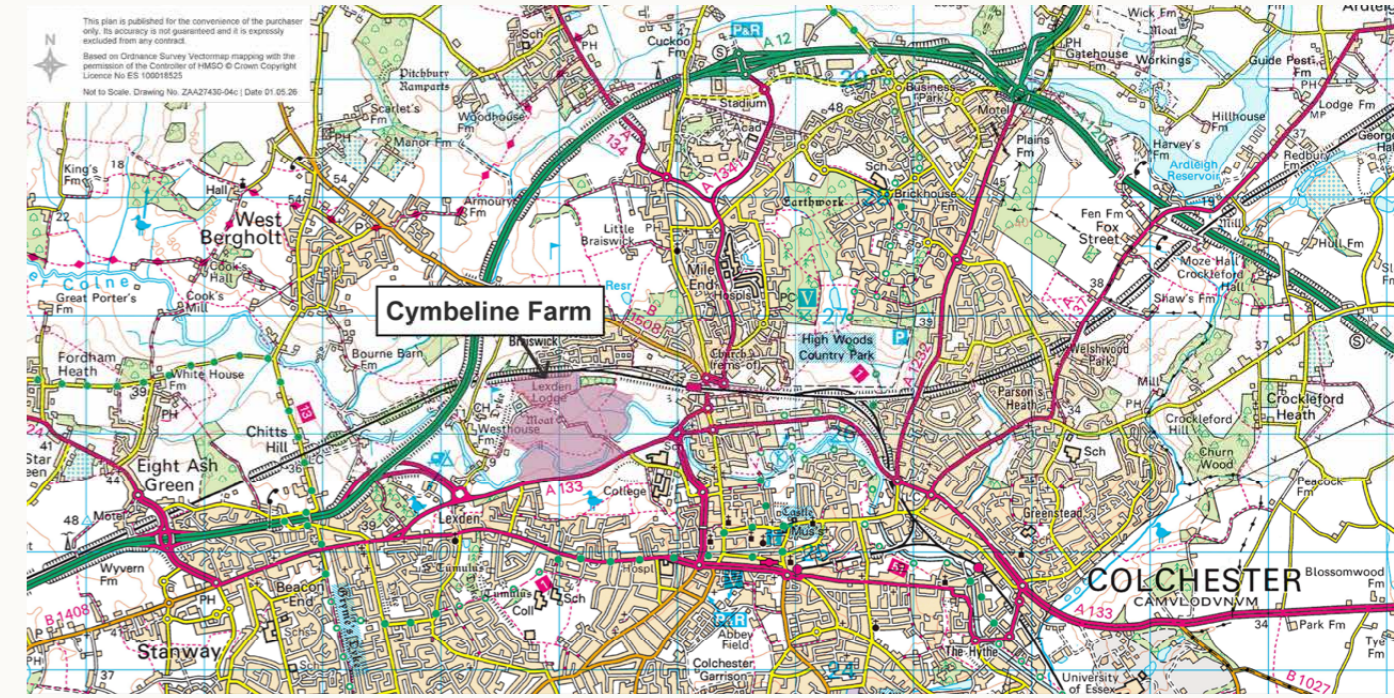
Entry level and Higher Level Stewardship Agreement: the Vendors have a live agreement which commenced on 1 March 2023 and expires on 29 February 2028. The agreement covers a further block of land in their ownership. Further details are available.

Basic Payment: Entitlements to any Basic or De-Linked Payments relevant to the land offered for sale are excluded from the sale.

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

Council Tax: No 2 Moat Cottage: Band A

EPC: No 2 Moat Cottage: Band F. Valid until 29 April 2036. Potential Band A



Local Authority: Colchester City Council, Rowan House, 33 Sheepen Road, Colchester, Essex CO3 3WG

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 farm 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.

Viewings: Strictly by appointment with Strutt & Parker. (Tim Fagan 07702 199588.)

Strutt & Parker Ipswich
The Stables, Wherstead Park, Wherstead, Ipswich, Suffolk IP9 2BJ
01473 220449 | tim.fagan@struttandparker.com

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Brochure produced by RDM Agency Ltd. Photographs taken April 2026. Particulars prepared May 2026.



Strutt
& Parker

Land and property. Since 1885.