

Land at Hall Hill Farm

Codicote, Hertfordshire



**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Versatile block of commercial arable land in an attractive location.

Welwyn 1 ½ miles, Stevenage 4 miles, St Albans 6½ miles,

Commercial arable land

For sale as a whole



**44.75 ACRES
(18.11 HA)**



RURAL



**GUIDE PRICE:
£550,000**

Field Reference	Acreage	Hectares	Field
9974	13.46	5.45	Arable Grass Ley
1063	0.40	0.16	Track
2262	0.08	0.03	Scrub
2387	0.12	0.05	Permanent Pasture
1521	30.69	12.42	Arable
Total	44.75	18.11	

Situation

The land at Hall Hill Farm is situated in the gently rolling landscape Northeast of the village of Welwyn. The land is located in Central Hertfordshire and is readily accessible from local roads in all directions- the A1(M) runs 2 miles west of Hall Hill Farm. The regional towns of Welwyn, St Albans and Stevenage are both close by and offer a broad range of retail, commercial and leisure services

The Farmland

The arable land at Hall Hill Farm is a versatile block of commercial arable land, laid out with good road access from the public highways. All of the fields are gently undulating, making them suitable for modern farm machinery.

The land is classified Grade 3 with loamy brown soil over chalk. The land is currently under permanent pasture apart from Pulmer which has been in Winter Wheat since Autumn 2022.



General

Method of Sale

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

Tenure

The land is for sale freehold with vacant possession upon completion subject to the holdover provisions.

Holdover

Holdover will be reserved to permit harvesting of the 2025 harvest.

Services

There are no mains services connected to the land being sold.

Boundaries

Purchasers should satisfy themselves over the accuracy of the land's boundaries.

Wayleaves, covenants, easements and rights of way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, covenants, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are no public rights of way across the land that the Vendor is aware of.



Countryside Stewardship Agreement

The land currently within a Mid-Tier Countryside Stewardship Scheme which runs from 2023-2027. Prior to that, the land was under a Higher-Level Environmental Scheme for 10 years. Further detail is available from the Vendor's agent.

Designations

All of the land is within the Greenbelt and Nitrate Vulnerable Zone. Great Brooms field is a designated Country Wildlife Site.

Early Entry

Early entry may be permitted onto land following exchange of contracts upon payment of an additional 10% of the purchase price as a further deposit.

In-Going Valuation

It is not envisaged that this will be required as the vendors intend to take the current growing crops at harvest.

Sporting, timber and mineral rights

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

Planning

Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Local Authorities

Hertfordshire County Council - 0300 123 4040

North Hertfordshire District Council - 01462 474000





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VAT
Any guide price quoted or discussed is exclusive of VAT. In the event that the vendor has elected for VAT and the sale becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety
Given the potential hazards of a working farm, we ask you to be as vigilant as possible in making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors
Addleshaw Goddard LLP
Milton Gate, 60 Chiswell Street, London, EC1Y 4AG
Tel: 0161 934 6659

Directions
Please see the location plan at the end of the particulars.

Viewing
Strictly by appointment with the vendor's agents
Strutt & Parker in St Albans 01727 840 285

St Albans
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