



Stansted
Farms
Portfolio

Two strategically located and productive arable farms in West Essex

Stansted Airport 1 mile, Bishops Stortford 4 miles, Central London 29 miles

Features:

Two first class commercial arable farms

Productive Grade 2 arable land extending to approximately 721.21 acres

Extensive and well-positioned woodland extending to approximately 31.90 acres

Large fields suited to modern farming machinery

Situated within strategic locations east of Stansted airport

In all approximately 765.24 acres (309.70 hectares)

For sale as a whole or in three lots

Lot 1 – Waltham Hall Farm

A productive and strategic arable farm that is let on a Farm Business Tenancy (FBT) to 2032

About 388.55 acres (157.24 hectares)

Lot 2 – Land to the west of Bamber's Green

A commercial arable farm benefitting from interspersed woodland and good access let on a periodic Farm Business Tenancy (FBT)

About 264.14 acres (106.91 hectares)

Lot 3 – Land to the north of Bamber's Green

A practical block of arable land let on a periodic Farm Business Tenancy (FBT)

About 112.55 acres (45.55 hectares)

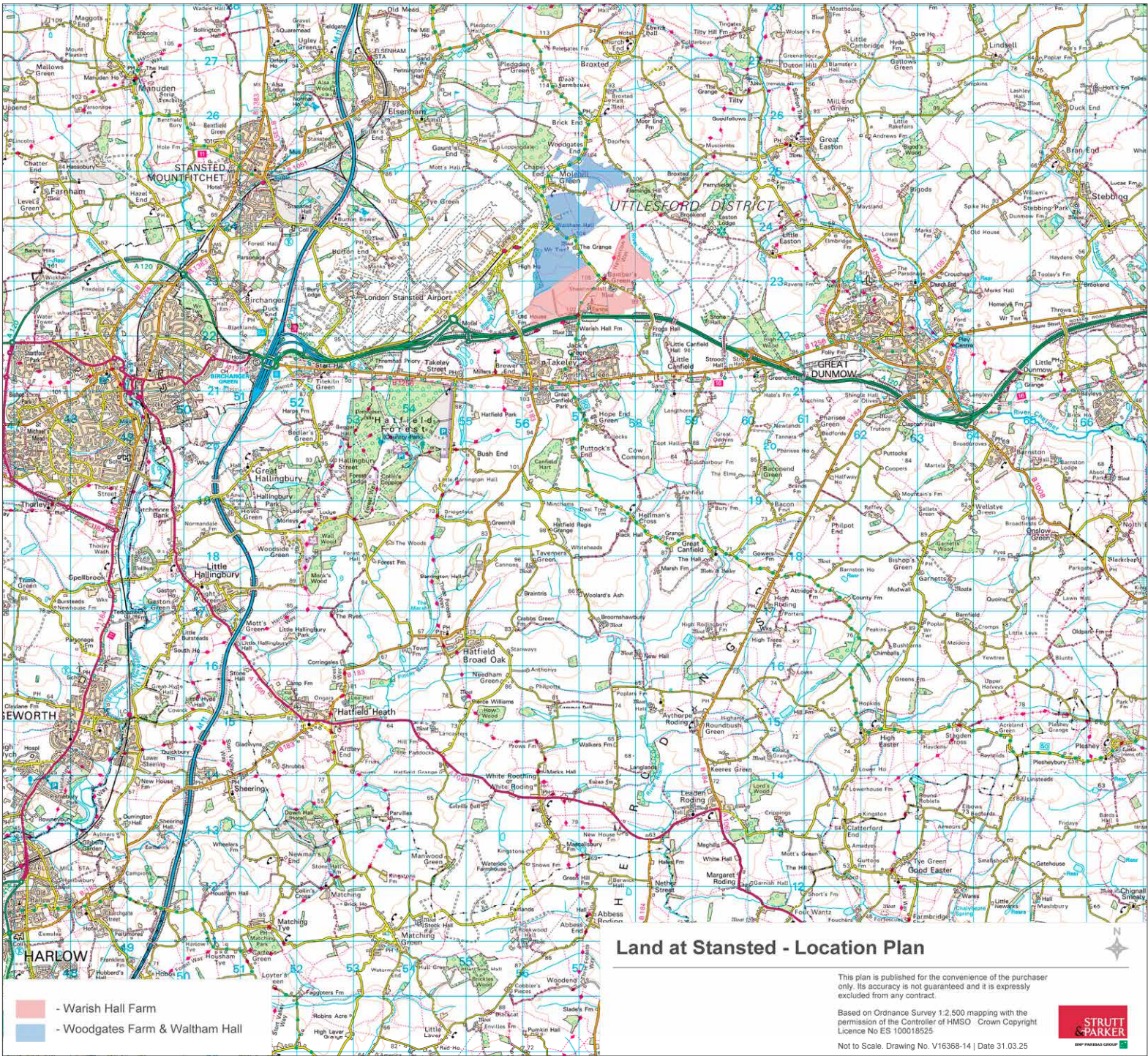


The property

Waltham Hall and Warish Hall Farms present purchasers with two strategic arable farms with some hope for medium to long term change of use, subject to planning. Presently the farms comprise a block of commercial farmland, the majority of which is in arable cultivation. Most of the arable land is divided into easily worked fields which are of a size suited to large machinery and complement the commercial aspect of the farm. The fields are well hedged and there are several areas of woodland adding amenity. Of the total area of 765.24 acres, about 721.21 acres are down to productive arable cultivation with the balance being woodland, grass or tracks.

Location

Waltham Hall and Warish Hall Farms are located immediately to the east of Stansted Airport on the Essex/Hertfordshire border. Junction 8 of the M11 motorway is for the A120 which has an exit road to Stansted Airport, which after half a mile leads directly to Hall Road which fronts the land. The nearby town of Bishops Stortford is noted for the amount of growth it has seen in recent years and in general, west Essex has been the major focus of residential and commercial development taking advantage of the efficient road and rail system as well as the proximity of Stansted Airport.





Lot 1 - Waltham Hall Farm

About 388.55 acres (157.24 hectares)

Situated to the north of the overall block and originally forming part of Waltham Hall. Waltham Hall Farm is generally level and benefits from numerous access points to the public highway as marked 'A' on the plan. The land extends to approximately 388.55 acres (157.24 hectares) with the fields being of good size and shape and suitable for commercial modern farming.

The arable land extends to approximately 362.30 acres (146.61 hectares) with the balance constituting grass, woodland and tracks. The soils are Grade 2 Hanslope Series which is a chalky clay loam ideal for growing a wide range of crops and offering some resistance to drought. The land is let on an FBT to 2032.





***Lot 2 - Land to the west of
Bamber's Green***

About 264.14 acres (106.91 hectares)

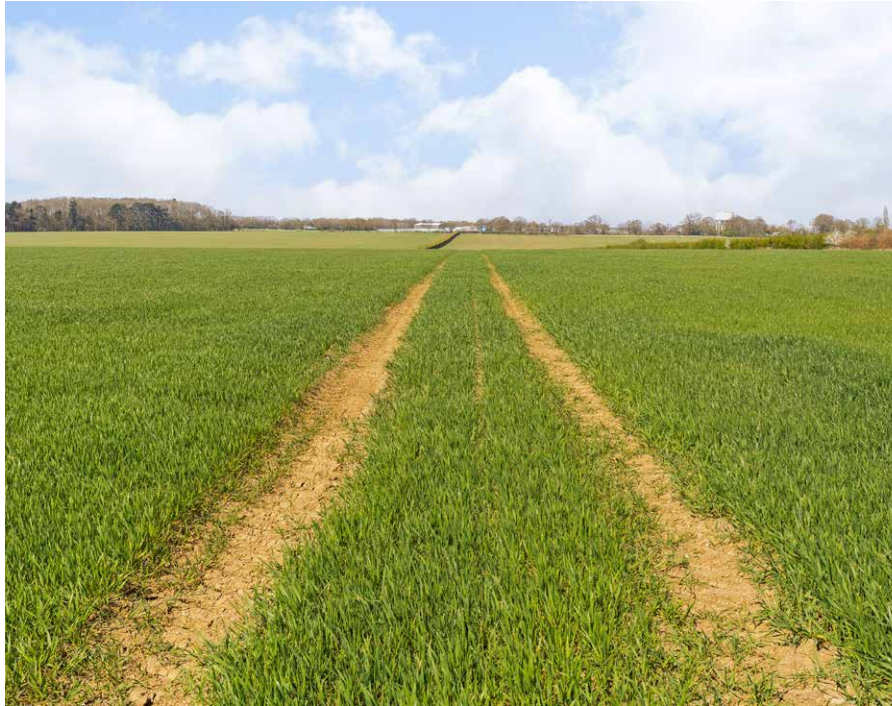
Situated to the south of the overall block with frontage to the A120 dual carriageway and originally forming part of Warish Hall, the land is generally level and has road access points marked 'A' on the plan. The land extends to approximately 264.14 acres (106.91 hectares) with commercially sized fields suitable for modern farming.

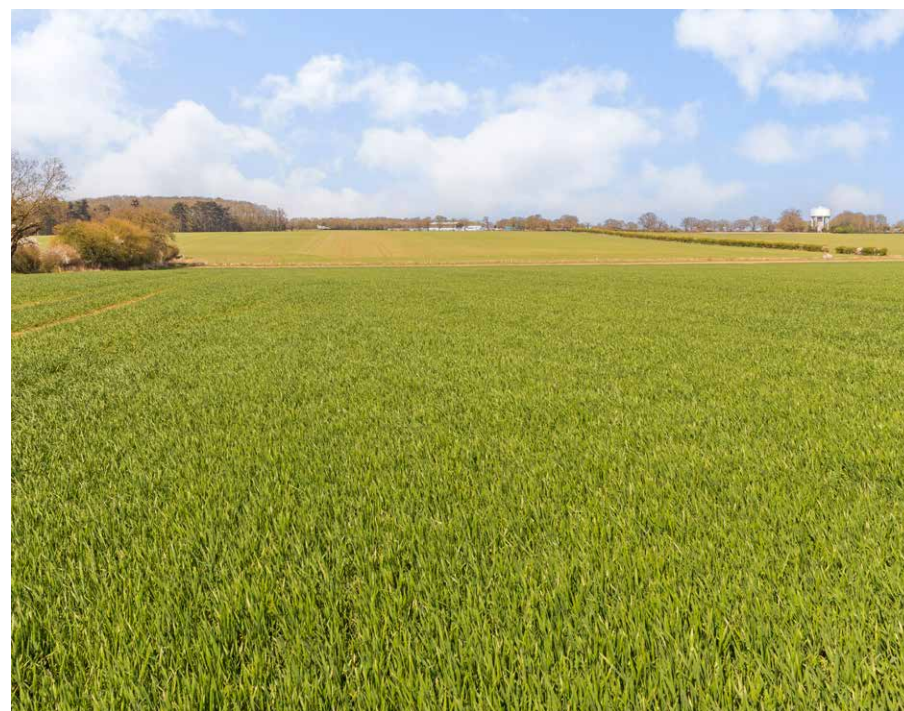
The arable land extends to approximately 246.40 acres (99.72 hectares) with 12.40 acres of woodland interspersed around the land. The balance of land constitutes grassland and tracks. The soils are Grade 2 Hanslope Series which is a chalky clay loam ideal for growing a wide range of crops and offering some resistance to drought. The farm is let on an FBT that is rolling periodically.

***Lot 3 - Land to the north of
Bamber's Green***

About 112.55 acres (45.55 hectares)

Extending to the east of the overall block and to the north of Bamber's Green hamlet, originally forming part of Warish Hall. Lot 3 comprises of 112.51 acres (45.53 hectares) with all of the land down to arable cultivation. The land consists of large, commercial fields suitable for modern farming practices. The soils are Grade 2 Hanslope Series which is a chalky clay loam ideal for growing a wide range of crops and offering some resistance to drought. The farm is let on an FBT that is rolling periodically.





General

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

Tenure: Freehold subject to two Farm Business Tenancies:

Lot 1 is subject to a Farm Business Tenancy which terminates in September 2032.

Lots 2 and 3 are subject to a Farm Business Tenancy which is currently rolling periodically.

Exchange of Contracts and Completion: A 10% deposit will be payable on exchange of contracts. The Completion date is to be agreed between parties.

Data Room: Further information in respect of Waltham Hall and Warish Hall Farm can be found in the data room. Please contact the vendor’s agent should you wish to access the information.

Overage: In the event that planning permission or permitted development is granted in the next 30 years for a non-agricultural use, the Buyer, or their successor in title, will pay 30% of the value of the uplift to the Seller with the benefit of consent above its existing use value, after deducting the reasonable cost of obtaining the consent. The amount will be payable once the consent is implemented, or the land or any part is sold with the benefit of consent.

The overage is triggered where consent is granted during the 30 year period and is payable on the earlier of the sale of the land or relevant part or the implementation

of the consent (whether that occurs during or after the expiry of the 30 year period).

Wayleaves, 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 any other rights and obligations, easement 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 is a gas pipe that runs through part of Waltham Hall Farm

(Lot 1). Further details are with the vendor’s agent.

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

Local Authority: Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex CB11 4ER (01799 510510).

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.

It is our current understanding that the both Waltham Hall Farm and Warish Hall Farm are opted to tax for the purposes of VAT.

Boundaries, Plans, Areas, Schedules and Disputes: The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser(s) 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 vendor’s agents

whose decisions acting as expert shall be final.

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.

Solicitors:
DAC Beachcroft
25 Walbrook
London
EC4N 8AF
FAO Matthew Cox

Guide price: £8,500,000 (Lot guide prices are available on request).

Viewings: Strictly by appointment with Strutt & Parker.



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