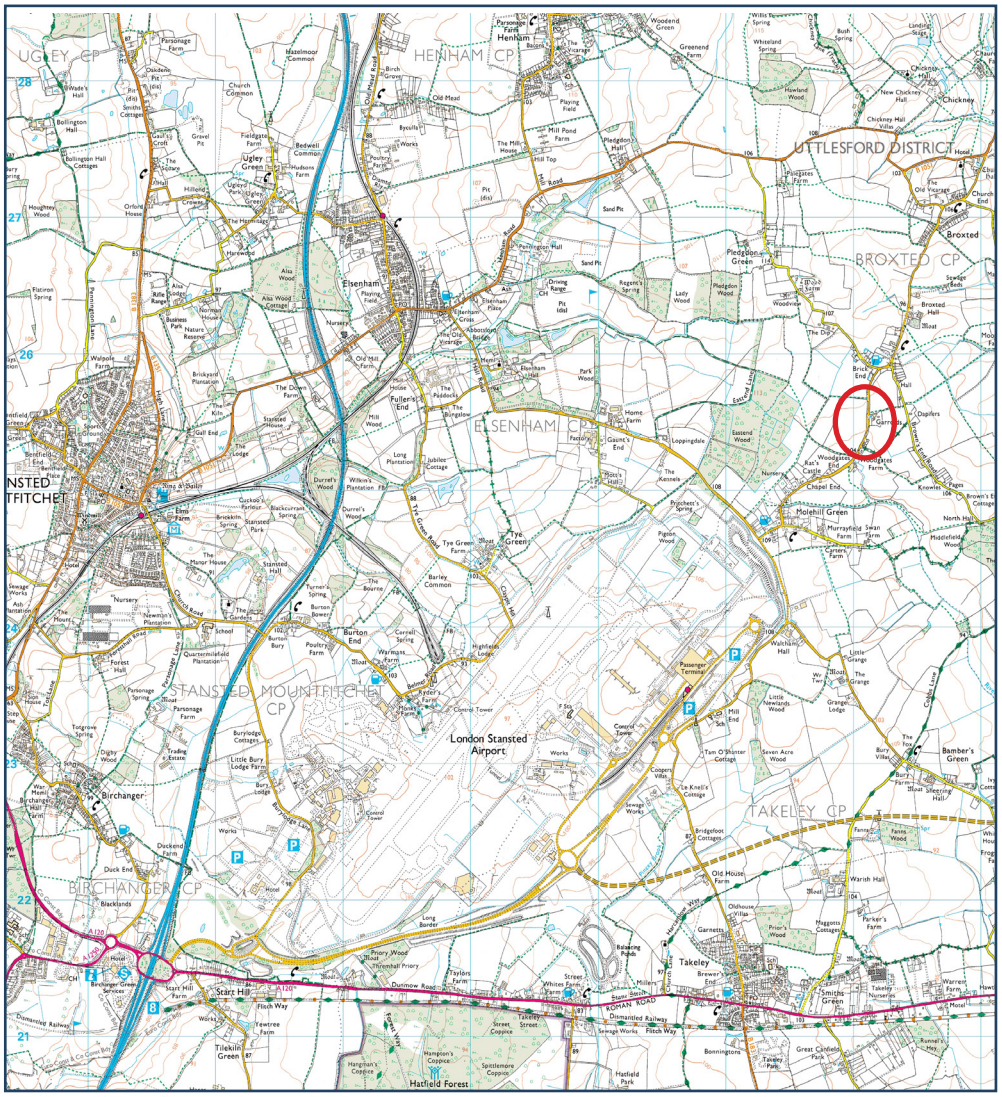
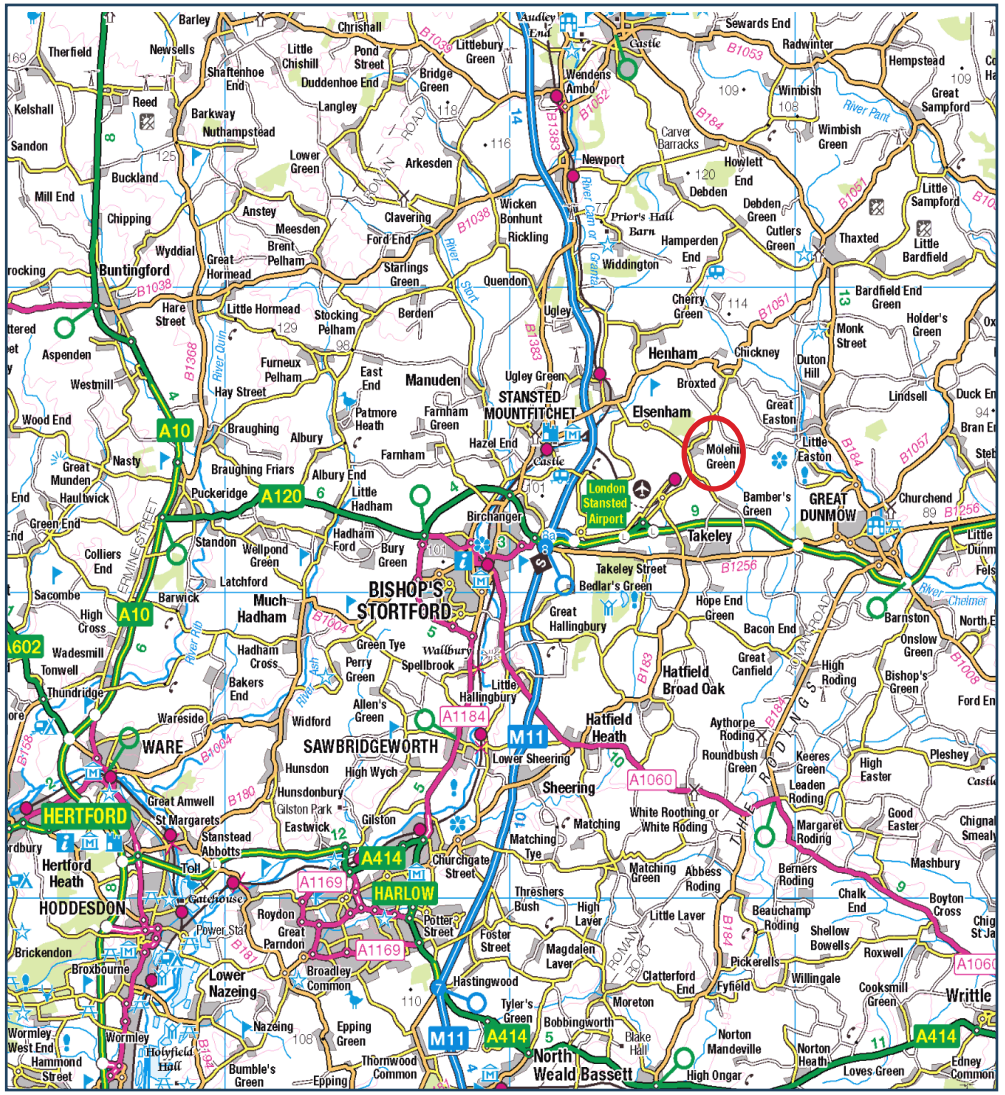
AGRICULTURAL LAND
GARROLDS FARM, BROXTED

LOCATION PLANS





AGRICULTURAL LAND, GARROLDS FARM, CHAPEL END, BROXTED, ESSEX, CM6 2BN

VENDOR'S AGENT

SWORDERS

The Gatehouse, Hadham Hall,
Little Hadham, Ware, Herts, SG11 2EB
Contacts: James Watchorn, Michael Sills and Rosie Smith
T: 01279 77 11 88
E: james.watchorn@sworders.com
E: michael.sills@sworders.com
E: Rosie.smith@sworders.com

VENDOR'S SOLICITOR

BIRKETT LONG

1 Amphora Place, Sheepen Road,
Colchester, Essex CO3 3WG
Contact: Emma Coke
T: 01206 217300
E: emma.coke@birkettlong.co.uk

The Sale of part of Garrolds Farm provides an excellent opportunity to purchase a block of productive agricultural land extending to approximately 53.16 hectares (131.35 acres). The land is located to the East of Woodgate's End within a mile of Stansted Airport.

- The land is less than 3 miles from the centre of Elsenham and just over 6 miles from the main established settlements of Great Dunmow and Bishop's Stortford.
- Approximately 30 miles to Cambridge and 40 miles to London.
- Less than a mile from Stansted Airport and a number of nearby train stations offering direct links into London and Cambridge.
- Grade 2 Agricultural Land. Currently cropped with winter wheat and spring barley for 2022 harvest. One parcel of land has been left fallow.

Elsenham offers a range of amenities and services with further facilities located in the nearby town of Bishop's Stortford. The site is in close proximity to major road and rail connections as well as Stansted Airport.

OFFERED AS A WHOLE OR IN TWO LOTS

VIEWING STRICTLY BY PRIOR APPOINTMENT ONLY WITH THE VENDORS' AGENT

THE LAND

The land at Garrolds Farm extends to approximately 53.16 hectares (131.35 acres) of farmland located to the West of Woodgate's End, Broxted. The land is currently used as arable land farmed under a cereal rotation, with winter wheat and spring barley currently sown for harvest 2022. One parcel of land has been left fallow. The land is divided into 7 parcels of land and is available either as a whole or in two lots. The land is designated as mainly Grade 2 according to the Natural England Provisional Agricultural Land Classification. The soils are predominantly defined by the Soilscapes map as "Lime-rich loamy and clayey soils with impeded drainage".

LOCATION

The land is in a rural location between the hamlets of Mole Hill Green and Brick End Broxted. The land is located to the West of the road Woodgate's End. The village of Elsenham is located less than 3 miles to the southwest of the site which offers a range of local facilities. This includes a range of local shops, post office, primary schools, public house, and pharmacy. A wider range of shops, amenities, schools, and recreational facilities are located in the nearby town of Bishop's Stortford.

Excellent transport links are available, with easy access to the A120 and M11. Stansted Airport

is located less than a mile, just to the south of the site. The nearest train station is Stansted Airport Railway Station (approximately 2 miles away). This is easily accessible either by walking, cycle, or bus. The station provides frequent services to London Liverpool Street, Peterborough and Birmingham (via Cambridge.) The nearest bus stops are located on Chapel Cottages and School Lane (both within walking distance of the land) which provide connections to Stansted, Bishop's Stortford, Great Dunmow, and Chelmsford.

ACCESS

Vehicular access to the land can be achieved along Woodgates End. The land benefits from direct road frontage. If the land is sold in two lots, it is intended that Lot 2 will retain a right of access over the farm track located within Lot 1.

TENURE AND OCCUPATION

The land is available freehold with vacant possession.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There is an easement (granted by leaseholder of an oil pipeline) lying to the northwest of Garrolds Farm.

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

Public footpaths 23,39,40,41,51 are located on the property. A plan of the footpaths can be found on Uttlesford District Councils website.

BASIC PAYMENT SCHEME

All of the land is registered on the Rural Payments Agency Rural Land Register. Basic Payment Scheme Entitlements are included with the sale for the entire land area

BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any other boundaries.

OVERAGE

Offers invited with or without overage.

VAT

Should any sale of the property or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer/s in addition to the Contract price. It is understood that none of the land is elected for VAT.

ADDITIONAL INFORMATION PACK

An additional information pack is available containing copies of photographs, plans and land registry information.

LOCAL AUTHORITY

Uttlesford District Council,
Council Offices,
London Road,
Saffron Walden,
Essex
CB11 4ER

T: 01799 510 510

VIEWING

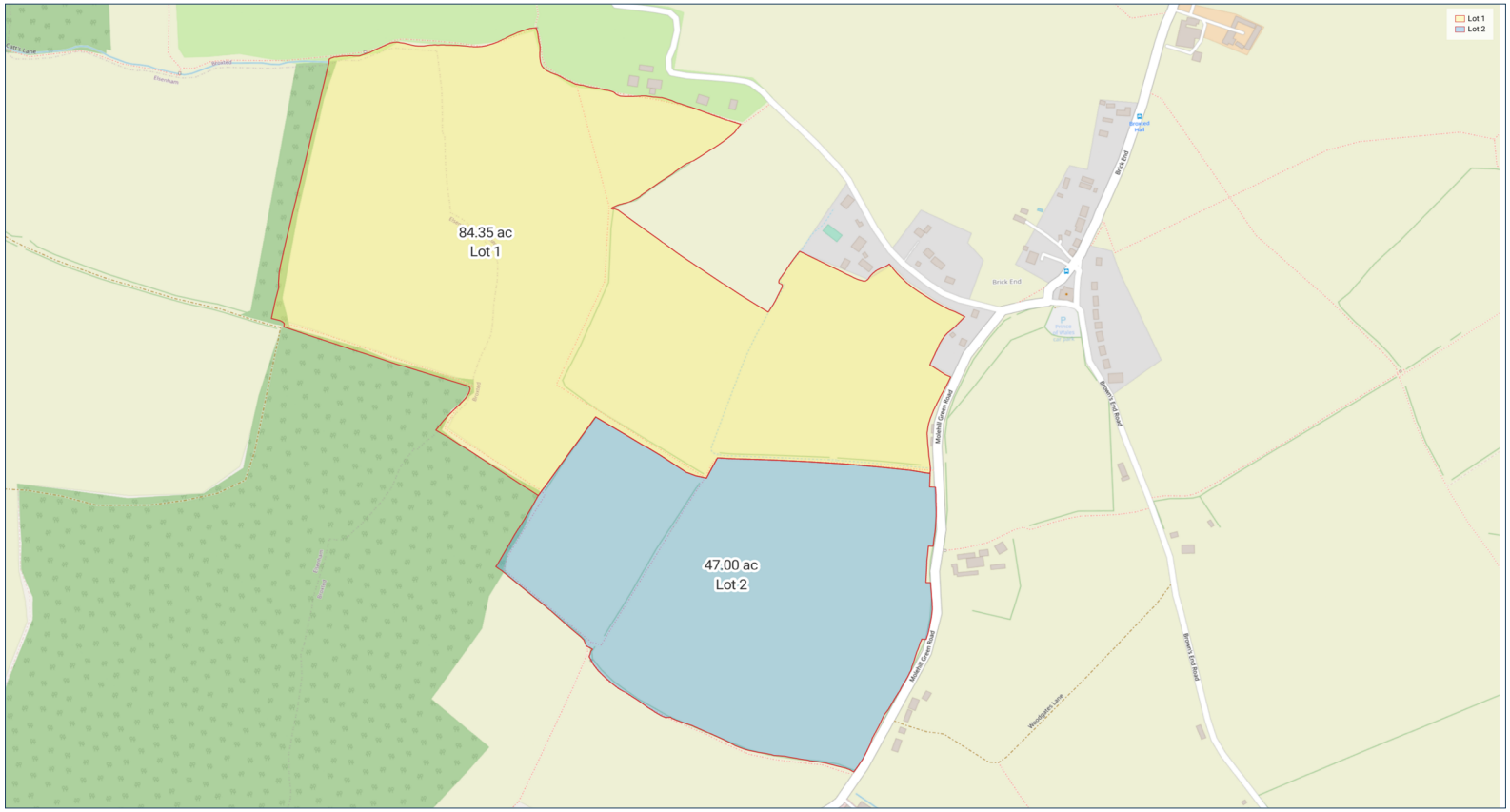
During daylight hours on foot with these particulars in hand. For further details regarding this land please contact:-

T: 01279 77 11 88
E: james.watchorn@sworders.com
E: michael.sills@sworders.com
E: rosie.smith@sworders.com

AVAILABLE AS A WHOLE OR IN TWO SEPARATE LOTS

LOT 1 – 34.14 hectares (84.35 acres) as shown on lotting plan, arranged in 4 parcels

LOT 2 – 19.02 hectares (47.00 acres) as shown on lotting plan, arranged in 3 parcels



LOCATION AND DIRECTIONS

The land is in a rural location between the hamlets of Mole Hill Green and Brick End Broxted. It is split on the West side of the road Woodgate's End. From the M11 Junction 8, take the exit onto the A120 exit to Stansted Airport/Bishop Stortford/Colchester. At Priory Wood Roundabout, take the 3rd exit onto the A120 slip road to Colchester. Continue onto the A120 and after about a mile use the left-hand lanes and follow directions to Stansted airport. After approximately 2.7 miles take the second exit and continue onto Thremhall Avenue. Then take the fourth exit towards Takeley and then the first exit at the mini roundabout towards Elsenham. In around a mile and a half turn right onto Mole Hill Green. Follow the road onto Woodgate's End and the destination is on the left hand side of the road.

Closest postcode: CM6 2BN

IMPORTANT NOTICE

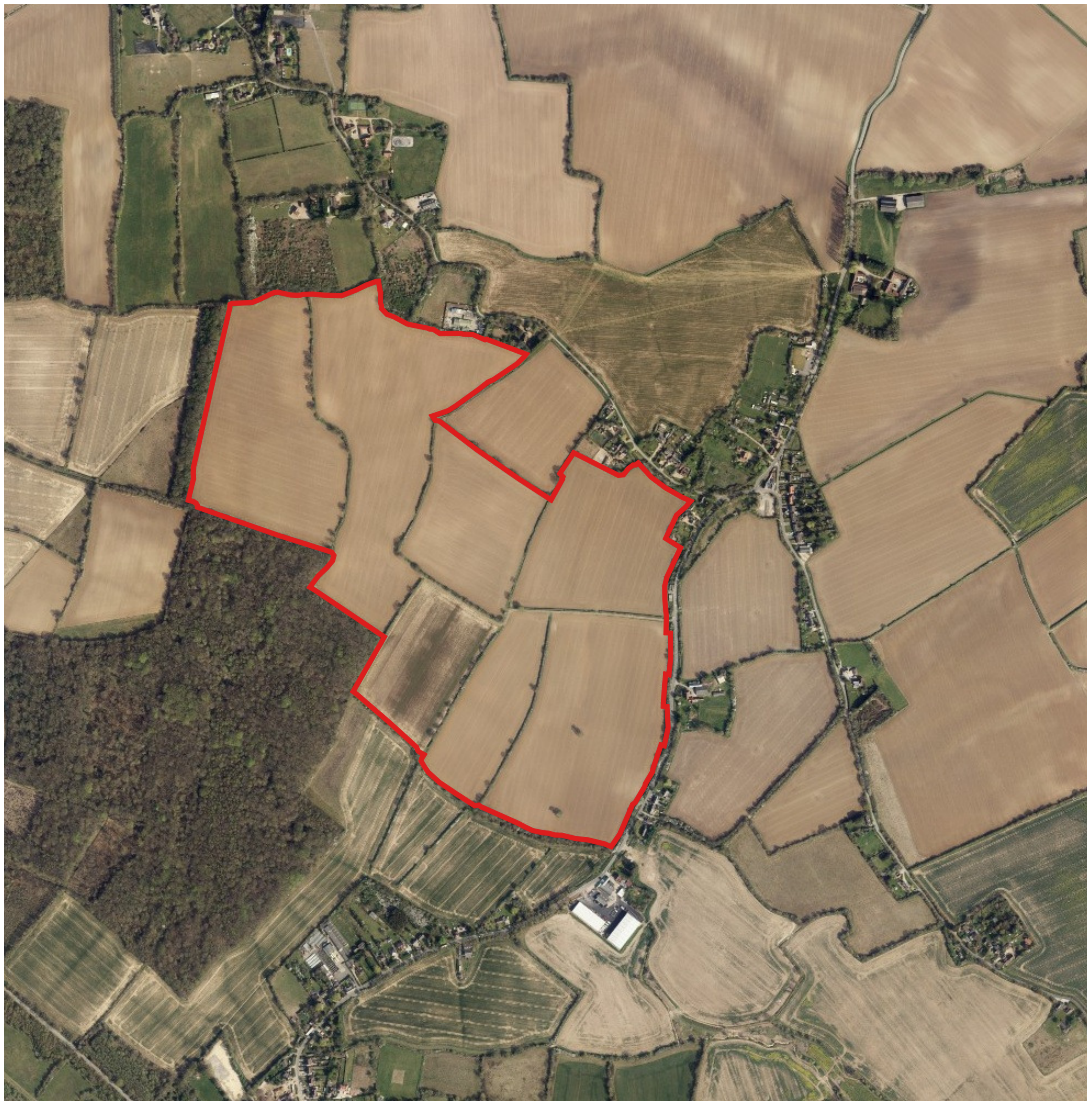
Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings has been tested and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.

Photographs taken in April & June 2022
Aerial photographs taken in 2022
Particulars prepared: June 2022



SWORDERS
Agricultural Commercial Residential

SURVEYORS | PLANNERS | ARCHITECTS

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