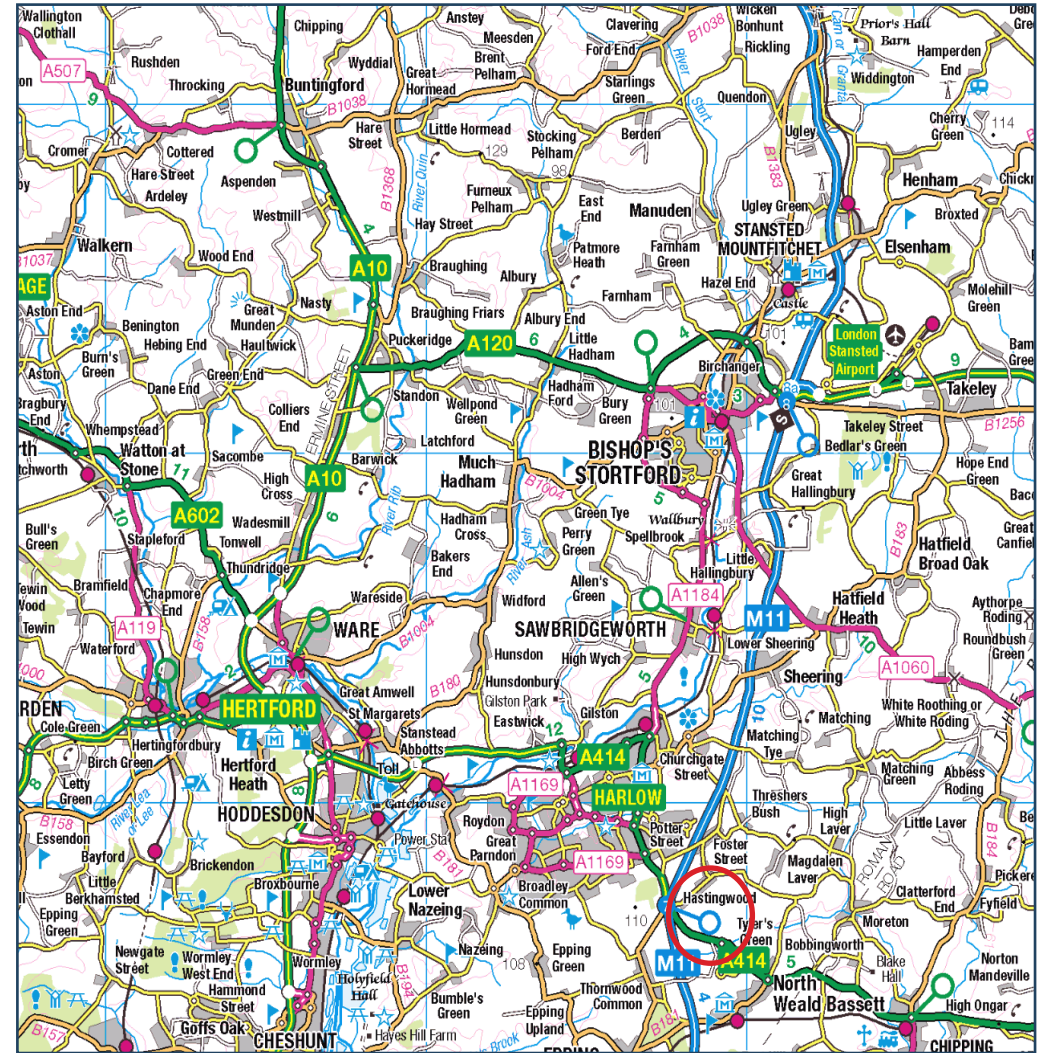
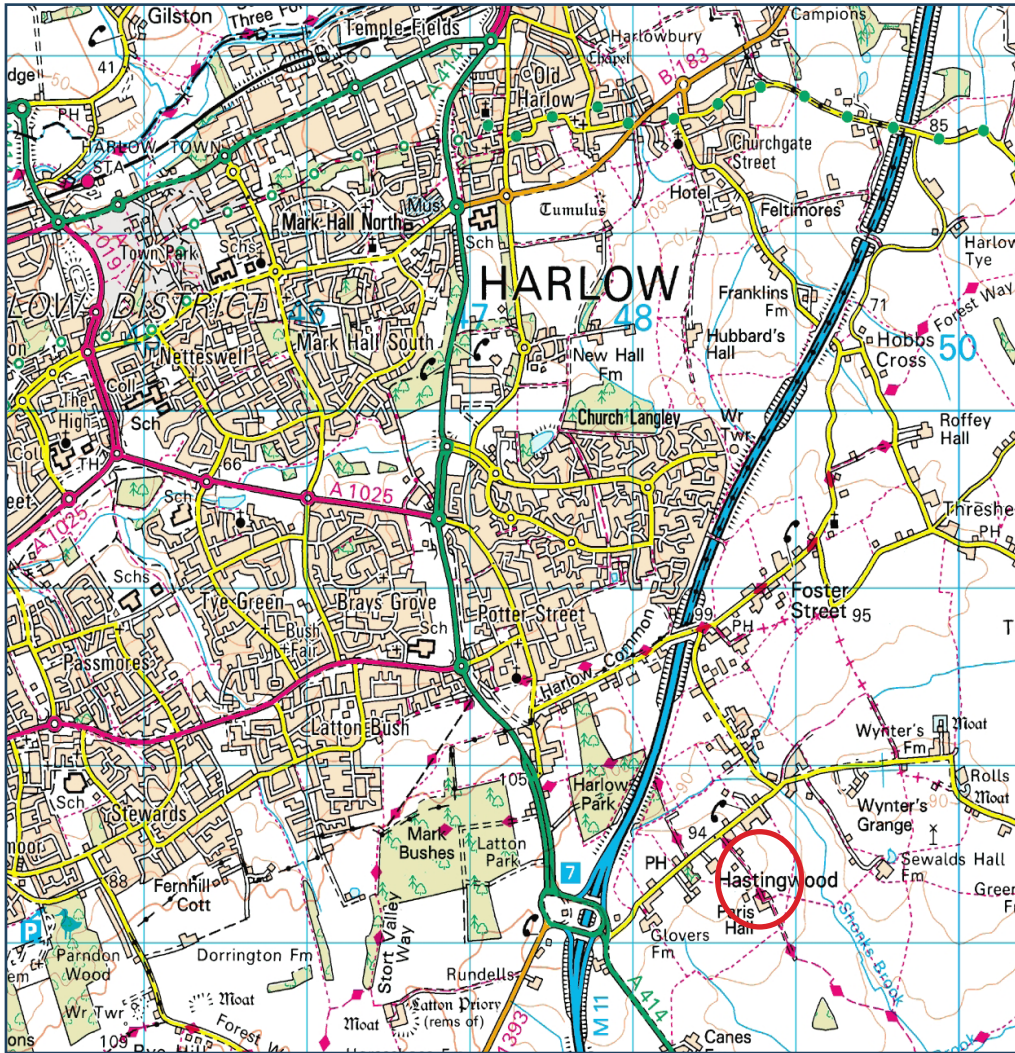




**PARIS HALL FARM,
HASTINGWOOD ROAD, HASTINGWOOD,
HARLOW, ESSEX, CM17 9JU**

LOCATION PLANS



PARIS HALL FARM, HASTINGWOOD ROAD, HASTINGWOOD, HARLOW, ESSEX, CM17 9JU

VENDOR'S AGENT



SWORDERS

The Gatehouse, Hadham Hall,
Little Hadham, Ware, Herts, SG11 2EB
T: 01279 77 11 88
E: rebecca.cox@sworders.com
E: abigail.wyatt@sworders.com

VENDOR'S SOLICITOR



BIRKETTS

Birketts LLP, 22 Station Rd,
Cambridge, CB1 2JD
T:01223 326600
E: Mark-Towey@birketts.co.uk

Paris Hall Farm offers an excellent opportunity to purchase a ring fenced productive 182 hectare (450 acres) arable holding together with a range of farm buildings, yard and farmhouse all within 5 kilometres of Harlow and 14 kilometres of Bishop's Stortford.

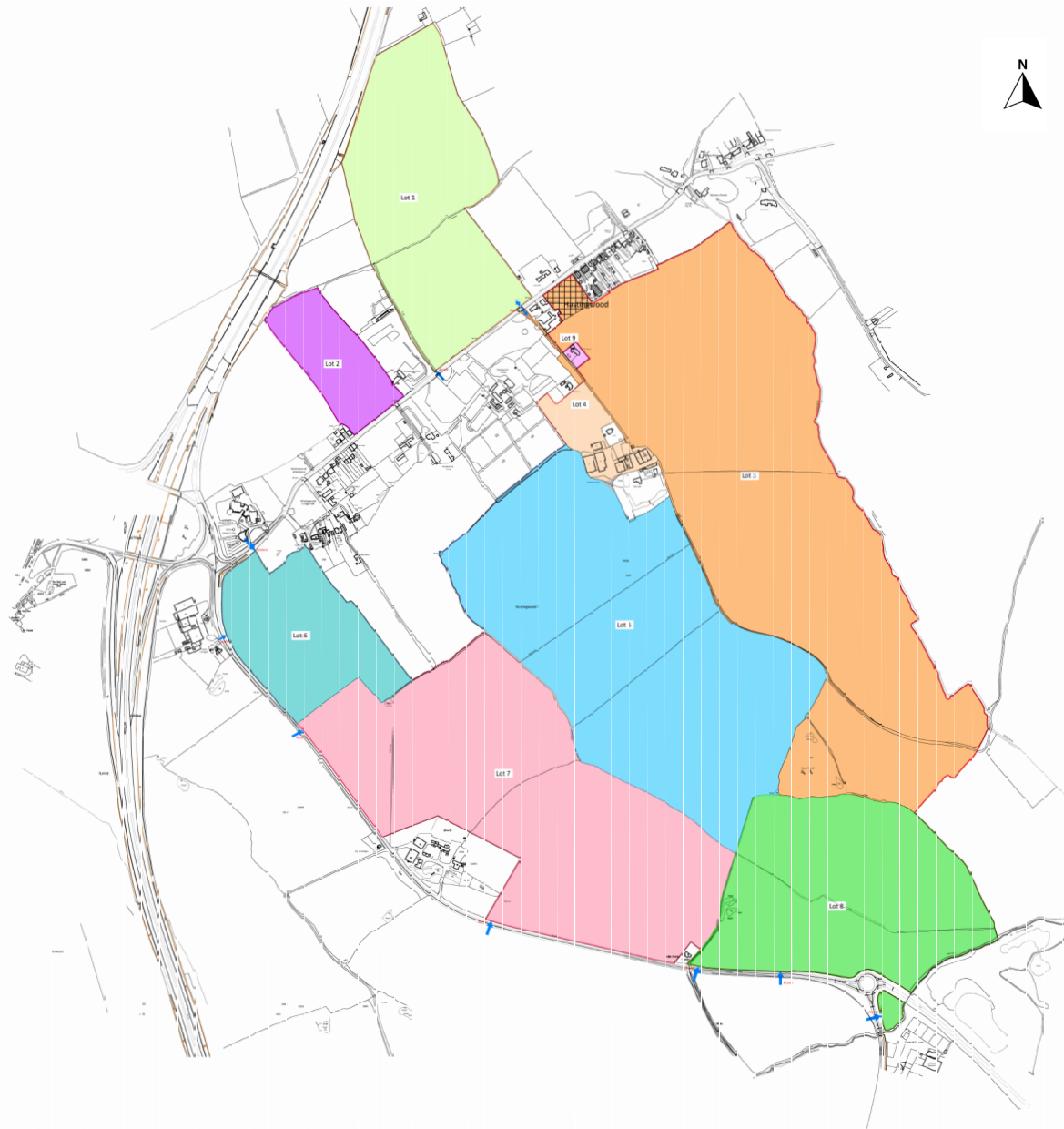
- Commercial Grade 2 block of arable farmland
- Spacious 5 bedroom farmhouse and gardens
- Extensive range of utilitarian farm buildings
- Easy access to the M11 and M25 motorways
- Stansted Airport approximately 17 kilometres

AVAILABLE BY PRIVATE TREATY AS A WHOLE OR IN UP TO 9 LOTS:

LOT 1	18.59 HA OF ARABLE LAND
LOT 2	4.73 HA OF ARABLE LAND
LOT 3	52.20 HA OF ARABLE LAND AND A BLOCK OF WOODLAND
LOT 4	A RANGE OF FARM BUILDINGS AND YARD EXTENDING TO 2.47 HA
LOT 5	38.32 HA OF ARABLE LAND
LOT 6	9.58 HA OF ARABLE LAND
LOT 7	34.61 HA OF ARABLE LAND
LOT 8	21.40 HA OF ARABLE LAND
LOT 9	FOREBURY HOUSE AND GARDENS

VIEWING STRICTLY BY APPOINTMENT ONLY WITH THE VENDORS' AGENT

LOTING PLAN



Lots 1 - 9	Ha	Acres
Lot 1	18.588	45.931
Lot 2	4.744	11.723
Lot 3	52.250	129.114
Lot 4	2.570	6.350
Lot 5	38.642	95.485
Lot 6	9.587	23.690
Lot 7	34.506	85.267
Lot 8	21.348	52.751
Lot 9	0.172	0.426
Sale Boundary Total	182.407	450.738

THE LAND (LOTS 1-3)

The land at Paris Hall Farm is classified as Grade 2 on the Agricultural Land Classification Map. The land predominantly lies to the south of Hastingwood Road, with 2 parcels situated to the north of Hastingwood Road. The land is bordered on the south by the A414 (Canes Lane). The majority of the land can be accessed via the main farm driveway off Hastingwood Road and the farmyard. Access points to the land from the highway are shown with blue arrows on the plans.

The land has been farmed in hand on a rotation of combinable crops by the Vendor comprising; winter wheat, winter barley, spring barley, winter beans and spring beans. A detailed cropping schedule is available in the dataroom.

LOT 1 - 18.59 HA TO THE NORTH OF HASTINGWOOD ROAD

A subdivided piece of land, separated into two parcels by a ditch (shaded yellow on the enclosed lotting plan), currently cropped with winter wheat. The land sits to the north of Hastingwood Road and access is provided directly from the road. The northern boundary of the parcel abuts the M11 motorway.

LOT 2 - 4.73 HA TO THE NORTH OF HASTINGWOOD ROAD

A singular parcel of land, also with access directly off Hastingwood Road (shaded purple on the enclosed lotting plan), currently cropped with winter field beans. There is an existing overage agreement in place on this piece of land, details of which are contained in our Dataroom.

LOT 3 - 52.20 HA TO THE SOUTH OF HASTINGWOOD ROAD

This is the largest lot of land, split into several cropped parcels as well as a small block of woodland (shaded orange on the enclosed lotting plan). Access is taken via the main farm driveway. The

northern field boundary abuts the Hastingwood Road, bounded by a ditch on the north and residential dwellings on either side east and west.

The land hatched in the lotting plan will be subject to an overage provision to reflect potential development.



LOT 4 – A RANGE OF FARM BUILDINGS, YARD AND PASTURE EXTENDING TO APPROXIMATELY 2.47 HA

An extensive range of utilitarian farm buildings of various construction methods, including a Grade II Listed Granary and approximately 1.57 hectares of pasture land are accessed via the main farm drive, off Hastingwood Road. Lot 4 is shown shaded light orange on the enclosed lotting plan. All of the buildings are currently owner occupied, however some of the yard space is occupied on an informal basis for storage purposes.

Mains water is supplied to the yard, and we understand that 3-phase electricity is present at some of the buildings. Detailed building information is set out in the table below, please refer to the building plan on page 7 for building numbers.



Building Number	Sq.m	Description
1	30	Farm office. Externally rendered breeze block.
2a	294	Steel framed lean to. Used for agricultural storage.
2b	168	Concrete framed grain store with under floor drying system.
2c	122	Concrete framed enclosed lean to. Used for general farm storage.
3a	15	Tin shed used for general storage.
3b	19	Brick shed used for general storage.
3c	129	Timber framed shed used for general storage.
4	35	Traditional Grade II Listed timber framed granary. Used for general storage.
5a	220	A 6 bay steel framed building with 5 open sided bays and 1 enclosed profile sheeting bay. Used for general farm storage.
5b	112 (GEA)	Steel portal framed lean to. Used for general farm storage.
6	394	Steel portal framed building. Used for farm storage.
7	108 (GEA)	Timber framed building. Used for farm storage.
8	714	Steel portal framed building featuring a Dutch barn and a number of lean to extensions. The Dutch barn contains 3 grain bins with each having a 30 tonne capacity, a grain elevator and pit.
9	761	Steel portal framed building used for storage.
10	304	Steel portal framed barn used for storage.
TOTAL	3,425	

BUILDING / UNITS LAYOUT PLAN



THE LAND (LOTS 5 - 8)

LOT 5 - 38.32 HA TO THE SOUTH OF THE FARMYARD

A subdivided lot, consisting of two parcels of land, located to the south of the farmyard (shaded blue on the enclosed lotting plan). This parcel is cropped with spring and winter barley for the 2023 harvest and is accessed through the main farmyard.

LOT 6 - 9.58 HA TO THE EAST OF CANES LANE

This is a smaller, singular parcel of land adjoining Canes Lane (A414) and Hastingwood Road, with direct road access (shaded turquoise on the enclosed lotting plan). This parcel is currently cropped with winter field beans.

LOT 7 - 34.61 HA OF LAND TO THE EAST OF CANES LANE

Lot 7 is a large block of land, split into two parcels (shaded pink on the enclosed lotting plan), adjoining Canes Lane (A414) and with direct road access from Canes Lane. One field is cropped with winter field beans and the other spring barley.

LOT 8 - 21.40 HA OF LAND TO THE NORTH OF CANES LANE

This is the most southern parcel of land, split into two cropped areas (shaded green on the enclosed lotting plan), also adjoining Canes Lane (A414). A small parcel of woodland, also included in this lot, is located to the south of Canes Lane, separated from the block of land by the A414/Rayley Lane roundabout. The cropped areas in this lot are currently in winter wheat.



LOT 9 - FOREBURY HOUSE

Forebury House is a spacious five-bedroom brick built property, well positioned off the main farm drive and accessed off Hastingwood Road. The property was built in the 1960s and is subject to an Agricultural Occupancy Condition (further details of which can be found in the additional information pack). The property is set in established, picturesque gardens with far-reaching views extending over the adjacent farmland. Outside, the house has a large parking area and adjoining double garage.

Internally, the ground floor of the property comprises of a porch, entrance hallway, modern kitchen with separate walk-in pantry and laundry room, a dining room opening to a large dual aspect sitting room with log burner, leading to a conservatory, also with scenic views. The ground floor further leads to a large games room, WC and office.

Stairs from the entrance hallway access the first floor landing, leading to five good sized, light and airy bedrooms. The main bedroom features a modern ensuite bathroom and dressing room. The bedrooms offer built in storage, with one bedroom offering eaves built in storage. The recently renovated family bathroom is located on the first floor.

Accommodation in the house and adjoining garage extends to approximately 257.3 square metres in total.

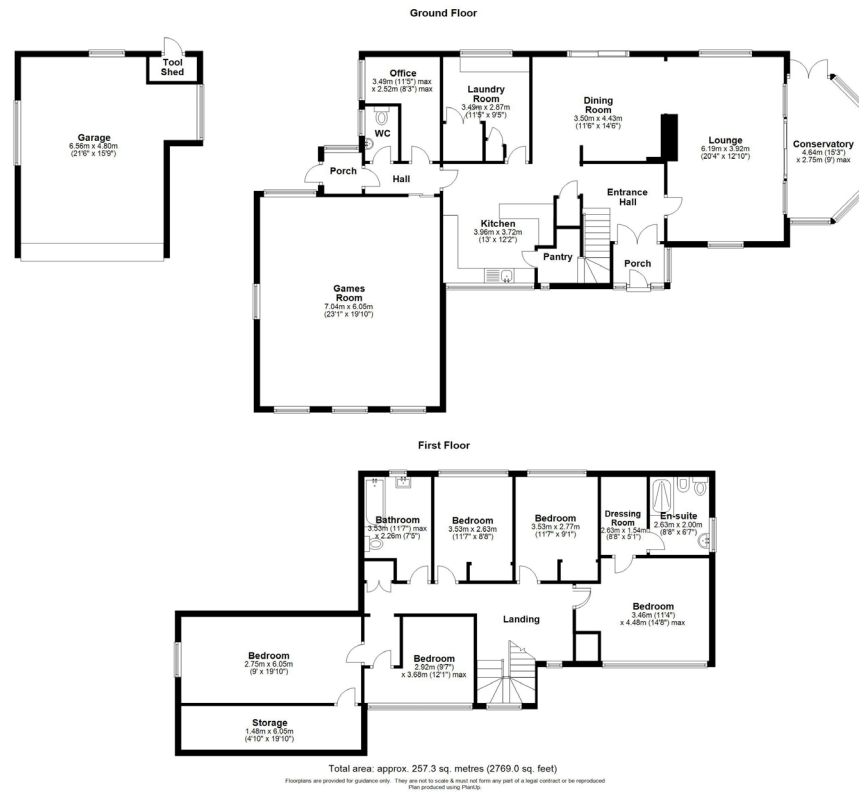
Services

The property benefits from mains electricity, water and sewerage connections. BT lines serve the property, along with wireless county broadband.

Council Tax band: F
EPC Rating: F

Tenure and Possession

The Farmhouse is currently owner occupied. Vacant Possession will be made available on completion.





ADDITIONAL INFORMATION

TOWN AND COUNTRY PLANNING

The holding is situated within Epping Forest District Council.

The property is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into force. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

ADDITIONAL INFORMATION PACK

Further details, Land Registry information and searches regarding the site are contained in the additional information pack on request via Sworders' Dataroom. We advise that all interested parties make themselves fully aware of the content therein.

SERVICES

The purchaser is to make their own enquiries in relation to the suitability and capacity of the current services servicing the site.

TENURE AND OCCUPATION

Except where stated in the alternative, the property will be available freehold with vacant possession on completion.

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in up to 9 lots as shown on the lotting plans.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, fishing, timber and mineral rights are included in the sale as far as they owned by the Vendor.

BASIC PAYMENT SCHEME ENTITLEMENTS

Entitlements are owned and registered by the Vendor. The Vendor has submitted their BPS claim for 2022-2023 and will retain the 2023 BPS payment and all historic delinked payments to 2027. The purchaser shall be required to indemnify the Vendor with regard to any claim in respect of breach of cross compliance regulations for the current year up until 31st December 2023.

ENVIRONMENTAL AND GRANT SCHEMES

There are currently no additional environmental schemes across the land.

EARLY ENTRY/HOLDOVER

The Vendor reserves the right to holdover this year's harvest if completion occurs before harvest, along with holdover for grain storage in respect of buildings 2, 8, 9 and part of 5a until 31st December 2023.

OVERAGE

The Vendor anticipates offers with and without overage for residential or commercial use to reflect the potential strategic nature of the land and any removal of the agricultural occupancy condition.

The details of any overage provisions are to be agreed. Bidders are requested to state in any offers the basis upon which an overage provision is included. Lot 2 already has an existing overage provision in place, details in the dataroom.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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. There is a gas pipeline crossing the land from Canes Lane heading east across the land. Affinity Water have served notice to lay a new water main on the southern boundary of Lot 6 and 7, adjacent to the A414. Details available on request.

The land is affected by several Public Rights of Way crossing the land and main farm access track.

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.

VAT

The land is not opted for VAT.

DIRECTIONS

From the junction 7 roundabout at the M11 (Hastingwood Interchange), take the A414 southbound exit and immediately turn left onto Hastingwood Road. The entrance to Paris Hall Farm is approximately 0.5 mile from the roundabout on the right hand side. The property postcode is CM17 9JU.
What3words: ///draw.cowboy.pages

GENERAL INFORMATION

Epping Forest District Council – 01992 564000
Essex County Council – 0345 743 0430

VIEWING

Strictly by appointment only with the Vendors' Agent.
T: 01279 77 11 88
E: post@sworders.com

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 have 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.

ANTI- MONEY LAUNDERING REGULATIONS

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

Date: July 2023



SURVEYORS | PLANNERS | ARCHITECTS

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