



BROOKS LENEY
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FOR SALE

**LAND, WOODLAND & RESERVOIR AT ELMSTEAD LODGE FARM
ELMSTEAD, COLCHESTER, ESSEX CO7 7BZ**

143 acres (57.87 hectares) approx.

Comprising 115 acres (46.53 hectares) of arable land, 20 acres (8.09 hectares) of woodland & 5 acres (2.02 hectares) of grassland.

01206 879227

GUIDE PRICE £1.35M

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Directions

From the A12, take junction 29 (A120 Harwich) and at the roundabout take the first exit, merging onto the A120. Continue for approximately 6 miles before entering into a 50 mph average speed zone. At the roundabout, take the fourth exit (or second exit, if approaching from the east) signposted Great Bromley (B1029) and follow for approximately 2.5 miles towards Elmstead Market. After 2.5 miles, opposite the Catlins Cattery, the drive to Elmstead Lodge Farm land will be on your righthand side and as indicated by a Brooks Leney "For Sale" sign. Proceed along the drive for approximately 0.2 miles and the land will be found on your lefthand side as you approach Elmstead Lodge farm yard and buildings.

For those using the What3Words app: ///food.surprises.cuter

Situation

The land at Elmstead Lodge Farm is north-east of the village of Elmstead Market, being approximately 3 miles to the east of the town of Colchester. The land itself adjoins the A120 to the north but is accessed via a shared farm drive, known as "The Chase", which leads directly off Bromley Road to the south.

Description

The land totals approximately 143 acres (57.87 hectares) and comprises 115 acres (46.53 hectares) of arable land, 20 acres (8.09 hectares) of woodland and 5 acres (2.02 hectares) of grassland. The land also benefits from a reservoir which, including the adjoining amenity land comprises an area of 3 acres. The reservoir itself has a capacity of 4 million gallons and is currently subject to winter fill Abstraction Licence. The arable land in recent years has been subject to a cereal and potato crop rotation, with turf being introduced into the rotation for the 2022 season to replace potatoes.

The central block of woodland, which extends to approximately 4.26 acres (1.72 hectares) and known as Money Wood, is classified as ancient woodland. In recent years, and under a Forestry Commission English Woodland Grant Scheme, three additional woodland belts were established on the western boundary of the land and in total extends to 8.47 acres (3.43 hectares). There is further woodland and scrubland in the north-eastern corner of the land. The land itself is relatively flat, but with some gentle undulation towards the southern boundary of the land.

The land is classified by DEFRA as Grade 1 with small areas of Grade 2 to the north and east. The soils are principally of Wix Association suggesting deep permeable coarse loamy soils and some slowly permeable seasonally water logged fine loamy over clayey soil ideally suited to the production of cereal, sugar beet and other arable cropping and grassland. There is also a small area of Tendring Association to the north and western boundaries of the land.

Basic Payment Scheme, Countryside Stewardship and Woodland Grant Scheme

There will be no Basic Payment Scheme entitlements transferred to a purchaser on completion of the sale. It will therefore be up to the purchaser to obtain their own entitlements should they wish to do so. Notwithstanding this, a copy of the BPS mapping will be available to any interested Parties. Purchasers will be required to comply with the obligations of the Basic Payment Scheme up until 31st December 2022.

The land is also subject to a Environmental Stewardship Agreement, terminating on 30th September 2023, a copy of which can be sent to any interested Parties.

The three woodland belts on the western boundary of the land are subject to a Woodland Grant Scheme, which terminates in 2025 and which currently pays £300 per hectare per annum. On completion of the sale, the Environmental Stewardship and Woodland Grant Scheme will be transferred to the purchaser who will be obligated to comply with the Scheme obligations up until the termination of the respective Agreements.

Sporting Rights

Sporting Rights are in hand and will be included in the sale.

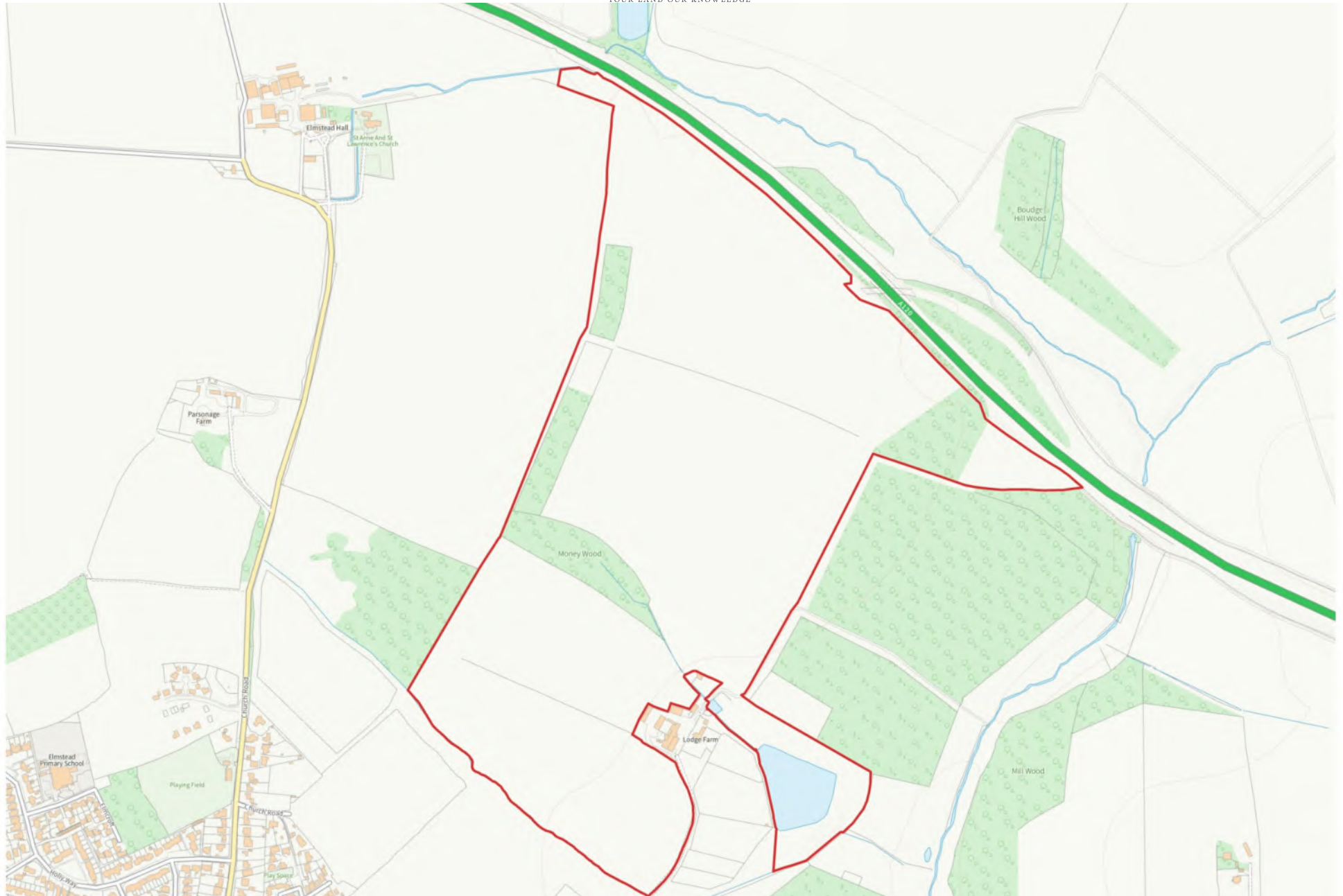
Minerals

So far as they are available minerals are included in the sale.

Wayleaves, Easements and Rights of Way

The Selling Agents are not aware of any underground utilities or easements that affect the land. A public footpath enters the land at the northern boundary and precedes south along the eastern boundary before coming inland, to the west of the farm yard and precedes south-west towards Elmstead Market.







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Ingoing Valuation

In addition to the purchase price the Purchaser will be required to pay for all growing crops including seeds, fertilisers, sprays applied and cultivations in accordance with the recommendations from the Essex Agricultural Valuers Association.

Method of Sale

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

VAT

It is not expected that VAT will be charged on the sale but should the sale of the property or any Rights attached to it be deemed chargeable for the purposes of VAT, this will be payable in addition to the sale price.

Plans, Areas and Schedules

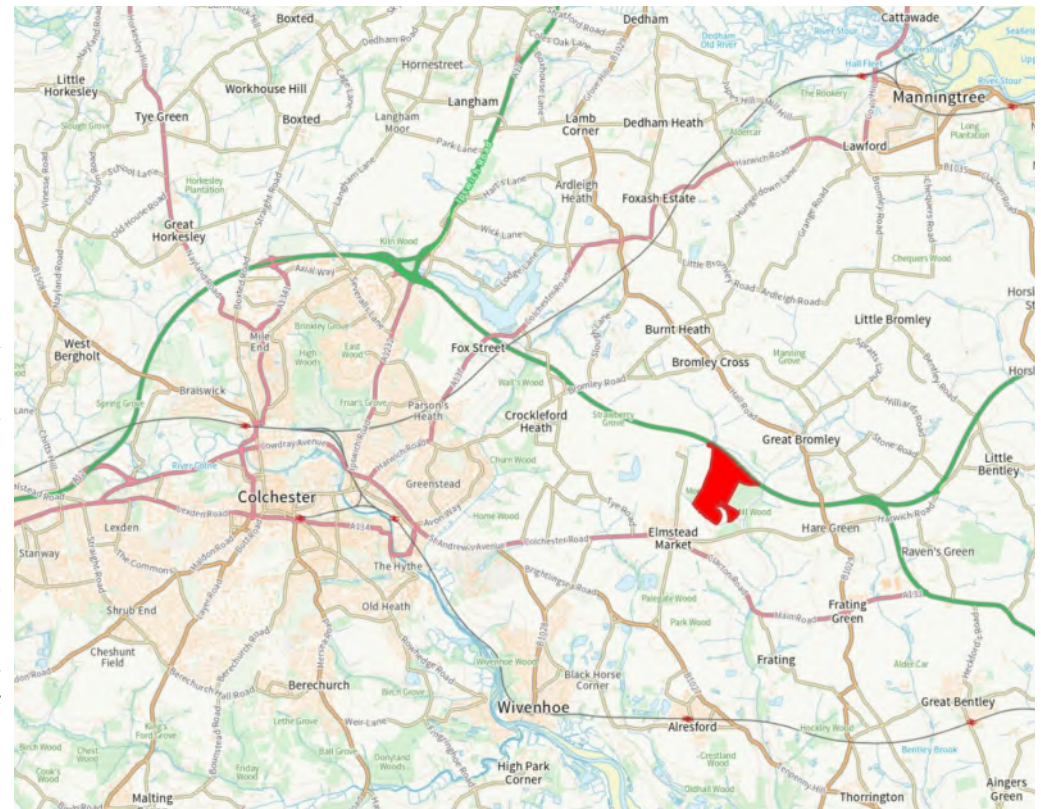
These are based on the Ordnance Survey and are for reference only. The Purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle any party to compensation. All Plans are for identification purposes only and in the event of any discrepancies between the Plans and any area, schedule, or the Land Registry the Land Registry shall prevail.

Important notes

The Purchaser shall be deemed to have full knowledge of the boundaries of the property and the ownerships thereof. The property is sold subject to any development plans, tree preservation orders, Ancient Monument Orders, Town Planning Schedules and resolutions that may or may not come into force. Any plans are deemed to be representative of the property, but no assumption should be made in respect of any parts of the property.

Viewings

All viewings are to be by appointment only with all interested parties notifying the Selling Agents, Brooks Leney, on tel. **01206 879227** or email **colchester@brooksleney.co.uk** prior to any viewing. Viewings will be undertaken during daylight hours with a set of these particulars in hand.



Agents' Notes

Brooks Leney for themselves and for the sellers of this property, whose agents they are give notice that: -

1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No member or person in the employment of Brooks Leney has any authority to make or give any representation or warranty whatever in relation to this property.