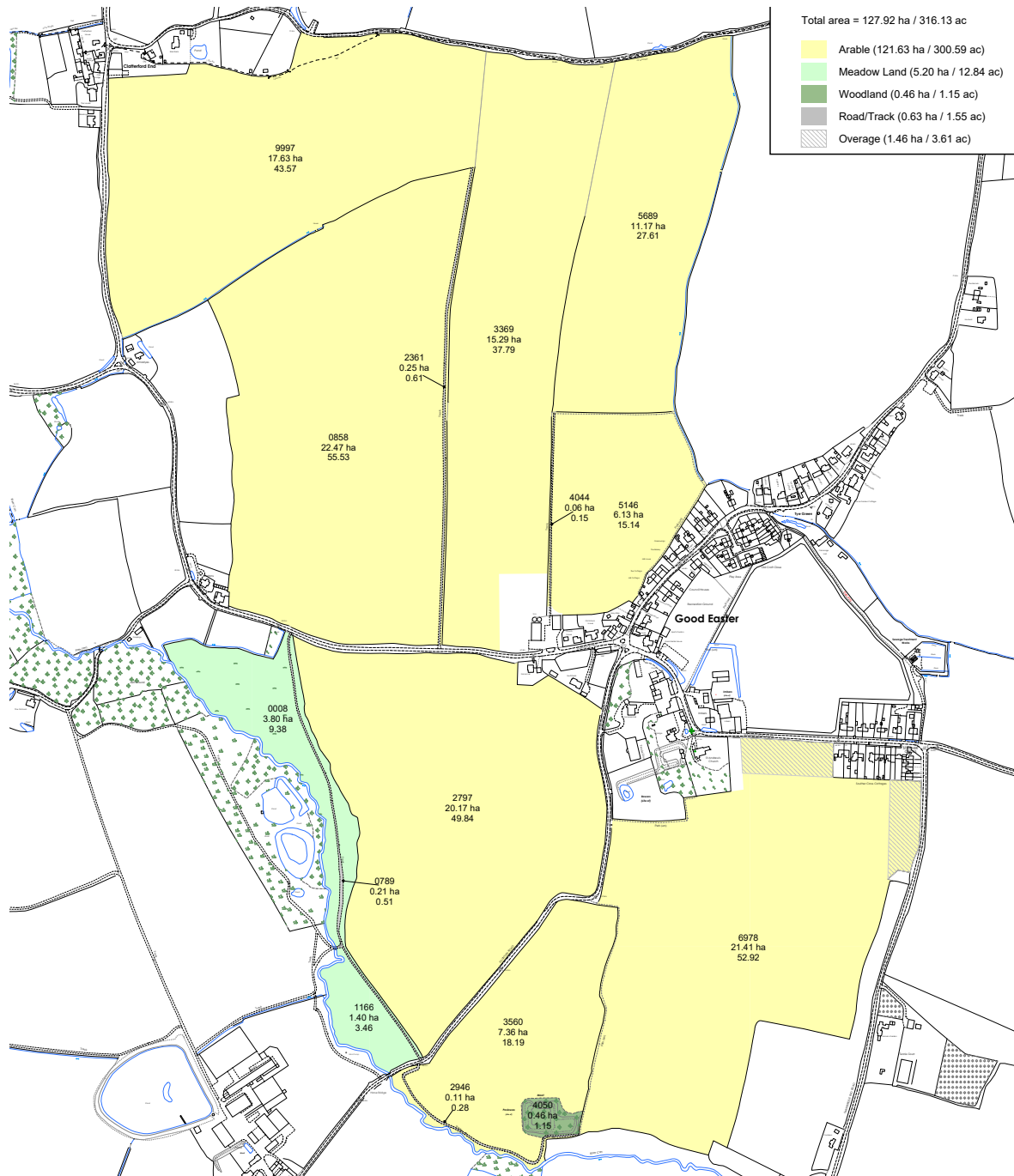




LAND AT GOOD EASTER, ESSEX, CM1
316 ACRES OF GRADE 2 LAND





SUMMARY

An exciting opportunity to acquire a ring-fenced block of 316 acres (127.88 hectares) of highly productive Grade 2 land, ideally located on the edge of Good Easter.

LOCATION

The land is situated in and around the village of Good Easter, which is known for its peaceful rural setting.

The site lies in a very accessible location, about 7 miles to the north-west of Chelmsford, and 14 miles south-east of Stansted Airport.

The land surrounds the village to the north, south and west and is bisected into 3 blocks by council roads.

The nearest postcode is CM1 4RU.

What3words ///dwelled.beards.throat

THE LAND

The land has been farmed for many years in a rotation of wheat, spring barley, beans, and sugar beet.

All of the land is classified as Grade 2 by Defra. The land is described by the Soil Series of England and Wales of the Stretham soil series being a calcareous clay soil, capable of growing high yields of wheat.

METHOD OF SALE

The land is available for sale by Private Treaty as a whole.

TENURE & POSSESSION

The farm is offered for sale freehold.

The land is currently subject to a contract farming agreement, which terminates on the 29th September 2025.

BOUNDARIES

All boundaries outlined on the attached plans are for identification purposes only. Potential buyers are responsible for confirming the boundaries.

Any mistakes, omissions, or inaccuracies will not allow the buyer to cancel the contract or claim compensation.

ENVIRONMENTAL SCHEMES

The land is subject to a Countryside Stewardship Mid-Tier agreement (agreement number 1092069) which expires on 31/12/26 and a Sustainable Farming Incentive agreement (reference number 1685259) which terminates on the 31/01/2027.

SPORTING, TIMBER & MINERAL RIGHTS

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

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

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

EARLY ENTRY

The Purchaser may be permitted early entry onto the property for cultivation purposes following exchange of contracts, subject to the Vendor's consent and on terms to be agreed.

VAT

Should any sale of the property, whether as a whole or in lots, or any right attached become a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the contract price.

OVERAGE

The land crossed hatched in the sales plan, amounting to 3.16 acres, will be subject to an overage clause over.

The Vendor and any beneficiaries or successors will retain a 30% share net increase in value of the property resulting from planning permission being granted for any non-agricultural or horticultural use for a period of 30 years.





CROPPING SCHEDULE

Field (OS Reference)	2021	2022	2023	2024	2025
0008	AB9	AB9	AB9	AB9	AB9
1166	AB8	AB8	AB8	AB8	AB8
5689	Wheat	Beet	Wheat	Wheat	Wheat
3369	Wheat	Wheat	Wheat	Beet	Wheat
9997	Wheat	Wheat	Wheat	Wheat	Wheat
0858	Beet	Wheat	Wheat	Wheat	Wheat
5146	Sp Barley	Sugar Beet	Wheat	Wheat	Wheat
2729	Wheat	Wheat	Sugar Beet	Wheat	Wheat
3560	Sp Barley	Wheat	Wheat	Wheat	Wheat
6978	Wheat	Sp Beans	Wheat	Wheat	Wheat

LOCAL AUTHORITY

Chelmsford City Council, Civic Centre,
Duke Street, Chelmsford, CM1 1JE

GUIDE PRICE

£3,250,000

VIEWINGS

Inspections should be arranged by
prior appointment with the selling agents.

CONTACT

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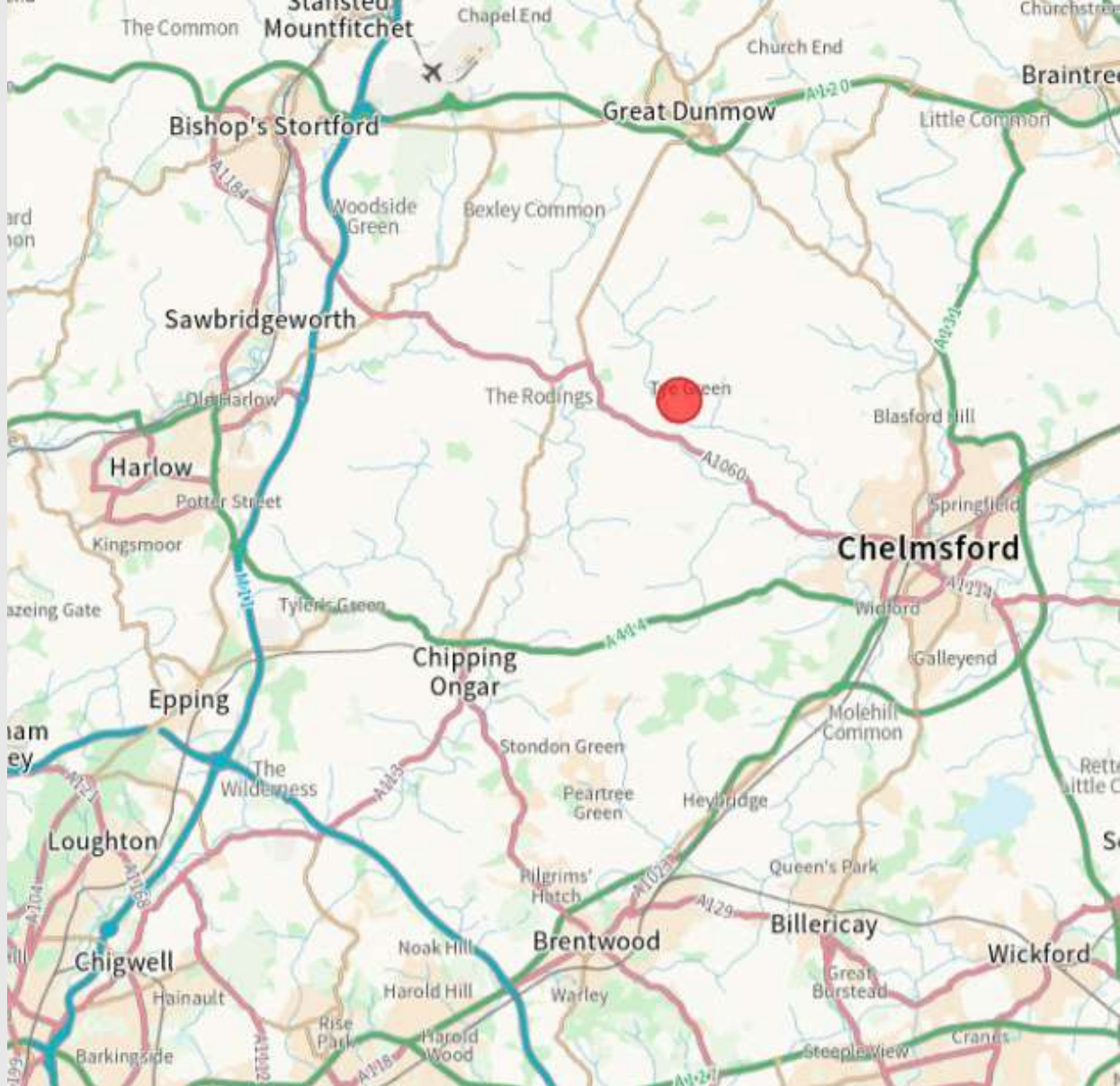
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PROPERTY VIDEO

[Click here](#) to watch



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