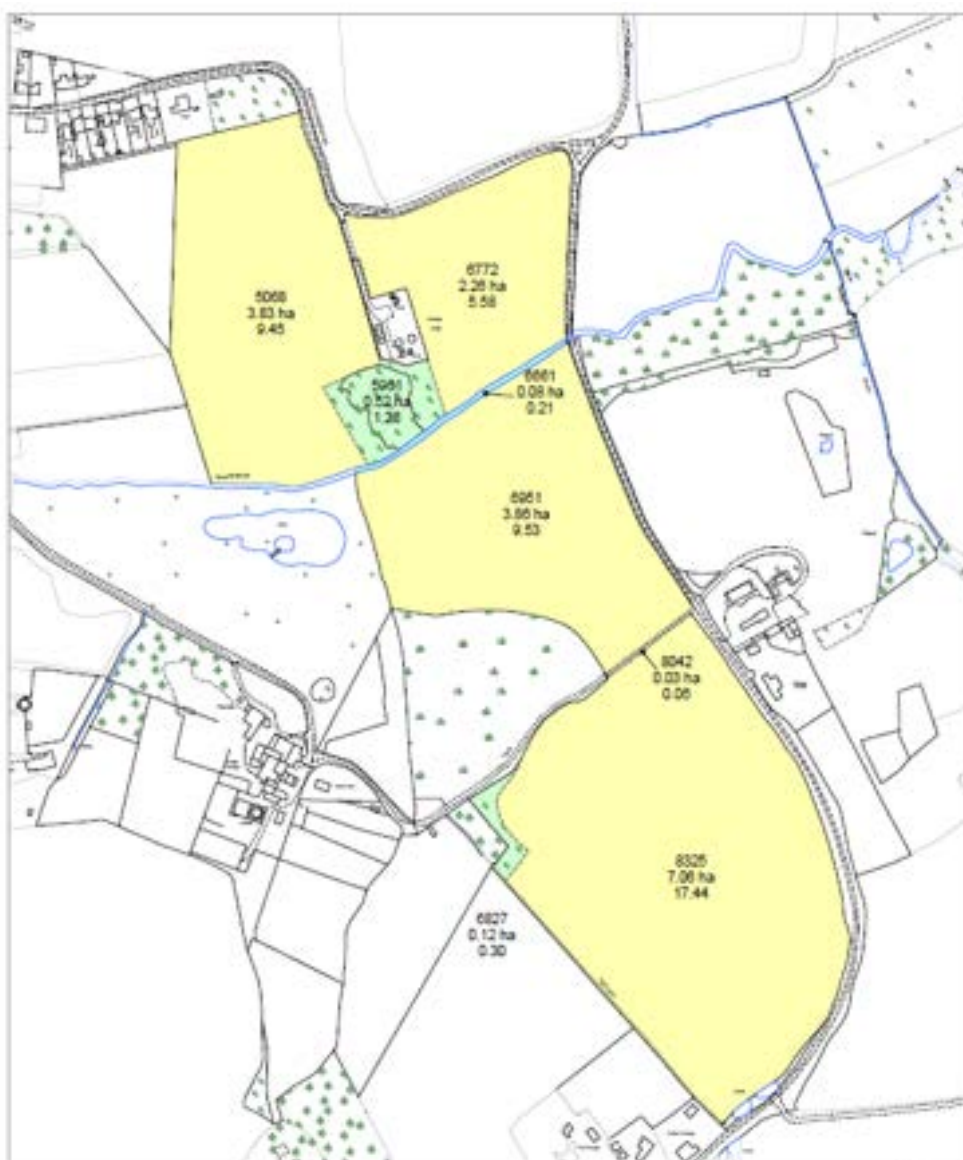




LAND AT GREENSTEAD GREEN, HALSTEAD, CO9

43.85 ACRES OF ARABLE LAND





Land at Greenstead Green

Lot Key

- Grass/Arable (17.01 ha / 42.00 ac)
- Woodland (0.84 ha / 1.58 ac)
- Track/Road (0.03 ha / 0.06 ac)
- Water (0.08 ha / 0.21 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Not to Scale. Drawing No. Z24533-01 / Date 18.03.25



DESCRIPTION

An exciting opportunity to acquire a block of arable land, ideally located near the town of Halstead, Essex.

The land is available for sale as whole, comprising 43.85 acres (17.75 hectares) of grade 3 arable land.

LOCATION

The land is located to the east of Greenstead Green, Essex. The land is accessible via Burton's Green Road and Whiting's Road.

Halstead lies approximately 1.5 miles to the southeast, and Braintree 5 miles to the northeast.

The nearest postcode is CO9 1RH.

What3Words location reference: ///building.purified.cookery

THE LAND

The block of land is divided into four fields and extends to 43.85 acres (17.75 hectares).

The land is classified as Grade 3, described by the Soil Series of England and Wales as Oak 2 series; being defined as slowly permeable, waterlogged fine loamy over clayey and fine silty clayey soils.

METHOD OF SALE

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





TENURE

The property is for sale freehold. The property is registered under title number EX904692.

The land is currently subject to a Contract Farming Agreement.

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.

LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB

SPORTING, TIMBER & MINERAL RIGHTS

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

SERVICES

Prospective purchasers are advised to make and rely upon their own enquiries with the relevant service providers.

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.

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.

DE-LINKED PAYMENT

The de-linked payment is excluded from the sale.

ENVIRONMENTAL SCHEMES

The land is subject to a Countryside Stewardship Mid-Tier agreement (Reference number 1270029) which expires 31st December 2026. This provides an annual income of £7,586.06.

The land is not included within a Sustainable Farming Incentive Agreement.

Further details are available from the vendor's agent.

OVERAGE

There is an existing overage agreement over the property. Further details available from the Vendor's agent.

RESTRICTED USES

The property is subject to a restrictive covenant permitting use only for agriculture, horticulture, equestrian, or forestry purposes. Further details available from the Vendor's agent.

CROPPING HISTORY

Parcel No.	2025	2024	2023	2022	2021
5068	AB9	AB9	AB9	AB9	AB9
6772	AB9	AB9	AB9	AB9	AB9
6951	GS4	GS4	GS4	GS4	GS4
8325	GS4	GS4	GS4	GS4	GS4



ANTI MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017, once an offer is accepted, the purchaser(s) must provide any requested information to complete the necessary due diligence as a legal requirement

VIEWINGS

Inspections should be arranged by prior appointment with the vendor's agents.

HEALTH & SAFETY

Due to the potential hazards on a working farm, we ask that you exercise utmost caution during your viewings, especially around the roadways, to ensure your personal safety.

GUIDE PRICE

Whole: £395,000

CONTACTS

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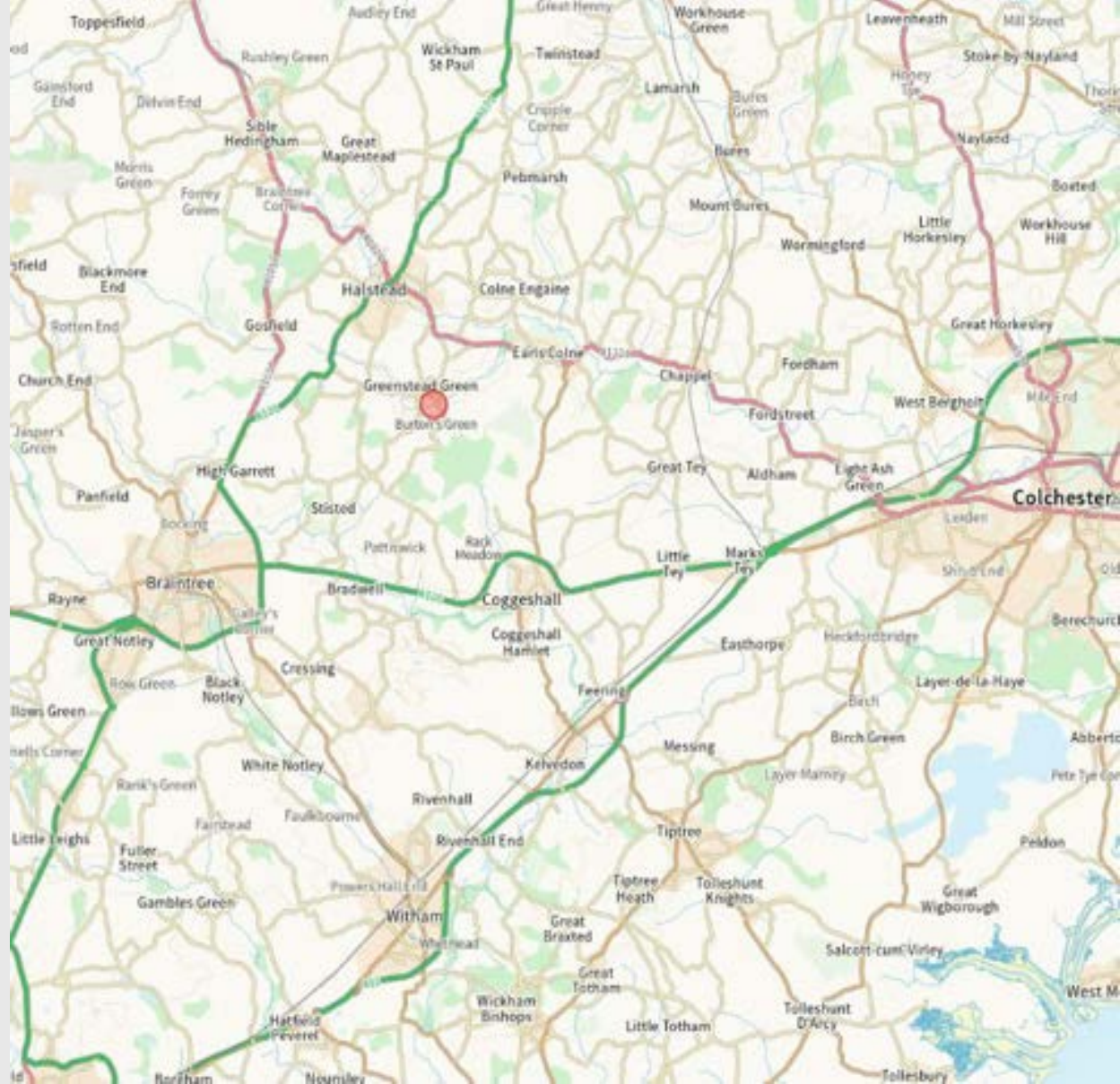
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