



**Savills, Chelmsford**

136 New London Road, Chelmsford, CM2 0RG

**01245 930107** local call rate



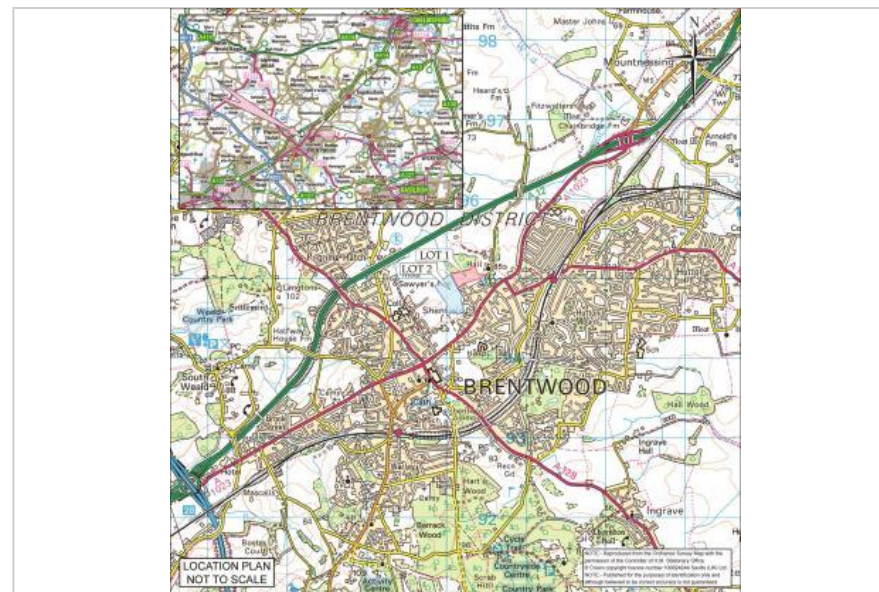
[www.rightmove.co.uk/property/54957350](http://www.rightmove.co.uk/property/54957350)

## Land for sale

Land At Shenfield, Brentwood, Essex, CM15

Offers in Excess of  
**£380,000**













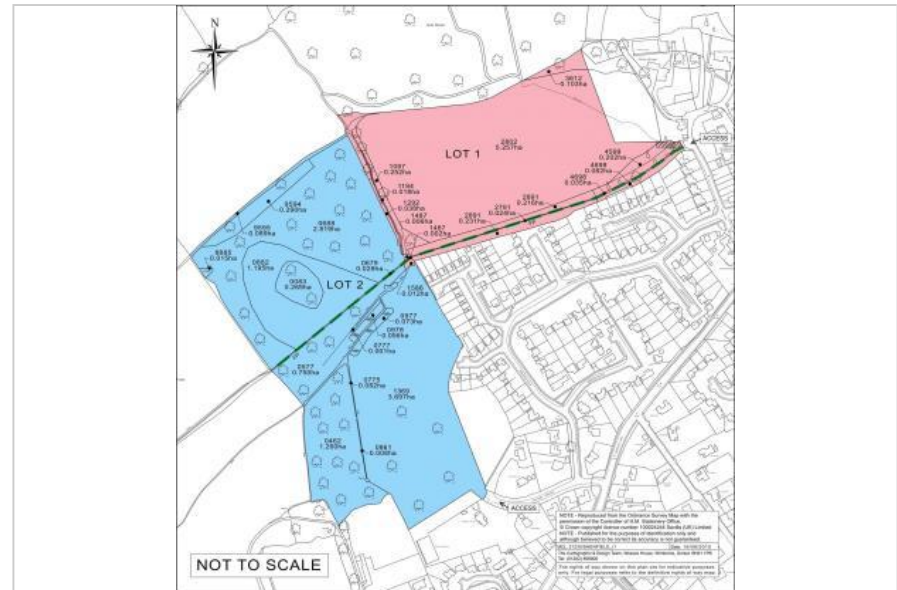












## Property Description

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### Key features

- |   |  |
|---|--|
| ■ In all about 17.11 hectares (42.26 acres) | ■ For sale by private treaty as a whole or in 2 lots |
| ■ Amenity grassland and woodland            | ■ Two gated entrances                                |
| ■ Registered for Basic Payment Scheme       | ■ No planning permission                             |
| ■ EPC Exempt                                |  |
- 

### Full description

Accessible land on the urban fringe

### Description

#### Situation

The land is located adjacent to the north and west side of the built area of Shenfield on the outskirts of Brentwood with open fields and woodland to the north and west. Entrances off Hall Lane and Hallwood Crescent give access to the land at the eastern and southern points, as shown on the enclosed plan. The land is approximately 200 metres from the A1023 Shenfield Road which gives access to the Ongar/Ingrave Road, the A12 at Mountnessing and the M25 at Junction 28. The mainline railway station at Shenfield provides access to London Liverpool Street station from 36 minutes.



#### Description

The land is a compact block of grassland and woodland with access through gated entrances off Hall Lane on the eastern side and off Hallwood Crescent to the south. The land extends to approximately 17.11 hectares (42.26 acres) as shown on the plan, comprising 10.15 hectares (25.08 acres) of grassland and 6.96 hectares (17.18 acres) of woodland.

The land is classified by the Ministry of Agriculture as Grade 3 and the soil type is of the Windsor series, a fine loam over clay. 6.39 hectares (15.79 acres) of eligible land has been registered for the Basic Payment Scheme and the relevant entitlements will transfer with the sale.

#### Lotting

##### LOT 1 – GRASSLAND (6.48 HECTARES, 15.99 ACRES)

A single field to the eastern end of the land comprising approximately 5.26 hectares (12.99 acres) of grassland with 1.22 hectares (3.00 acres) of woodland around the periphery. The entrance to the land is off Hall Lane and the land gently slopes to the stream on the western boundary.

##### LOT 2 – MIXED GRASSLAND AND WOODLAND (10.63 HECTARES, 26.27 ACRES)

In two distinct areas, the northern part is predominantly mixed broadleaf woodland and the southern part is a mixture of woodland and grassland with areas of interspersed trees. The grassland extends to approximately 4.89 hectares (12.09 acres) and the woodland to approximately 5.74 hectares (14.18 acres). The gated entrance to the land is off Hallwood Crescent.

#### General Remarks and Stipulations



**Tenure:** The property is offered for sale freehold with vacant possession upon completion.

**Designations:** The land is within a surface water Nitrate Vulnerable Zone (NVZ). The land is designated as Green Belt and part is designated as a Local Wildlife Site (LoWS) by Brentwood Borough Council.

**Town and Country Planning:** The property is offered subject to any current or past development, designation and policies, tree preservation orders, town planning schedules, applications, submissions and resolutions which may be or may come into force.

Various trees on the land are subject to a tree preservation order (No. 10/1995), a copy of which can be obtained from the vendor's agent.

**Local Authority:** Brentwood Borough Council, Town Hall,  
Ingrave Road, Brentwood, Essex, CM15 8AY  
Tel: 01277 312500

**Sporting, Minerals and Timber:** In so far as they are owned by the vendor, rights of sporting, minerals and timber are included in the sale. All such rights are believed to be owned by the vendor.

**Basic Payment Scheme:** The land is registered for the Basic Payment Scheme (formerly the Single Payment Scheme) and the entitlements are included in the sale. The vendor will make reasonable endeavours to transfer the relevant entitlements to the purchaser(s) after completion of the sale. The 2015 Basic Payment will be retained by the vendor. The purchaser(s) will indemnify the vendor against any breach of cross compliance from the date of completion to the end of the payment year.



Plans, Areas and Schedules: The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to boundaries or any points arise on the General Remarks and Stipulations, particulars, schedules, plans, or the interpretation of any of them, such questions shall be referred to the selling agent whose decision acting as expert shall be final.

Wayleaves, Easements and Rights of Way: The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

There is one public footpath across Lot 1 and 2, as shown green on the plan.

Part of the land within Lot 1, hatched grey on the plan, is subject to a private right of way for the benefit of neighbouring land.

The land will be sold subject to an overage covenant retaining to the vendor 50% of any uplift in value over a 25 year period arising out of a planning permission for development.

Exchange and Completion: Exchange to take place with a 10% deposit within 20 working days from receipt of the draft contract from the vendor's solicitor with completion within 28 days thereafter or later by agreement.

VAT: Any guide price quoted or discussed is exclusive of VAT. In



the event that a sale of the property or any part thereof, or any right to it becomes chargeable for the purposes of VAT, such tax will be payable in addition.

Fixtures and Fittings: Unless described in these particulars, fixtures and fittings are specifically excluded from the sale.

Method of Sale: The land is offered for sale by private treaty as a whole or in two lots.

#### Viewing

Strictly by appointment with the vendor's agent. Before travelling to view the property please discuss with the vendor's agent any point which is of particular importance to you. Interested parties must pre-register with Savills to arrange a viewing time and given the potential hazards of working farmland visitors must, before entering the property, be briefed on possible hazards. Visitors must carry a hard copy of these particulars for identification on site.

#### Directions

Heading east along the A1023 Shenfield Road turn left off the main road in Shenfield into Hall Lane. The entrance to Lot 1 lies on the left hand side after approximately 200 metres. Heading west from the A12 along the A1023 turn right into Hall lane and follow directions above for Lot 1.

The entrance to Lot 2 is at the end of Hallwood Crescent which is also accessed off the A1023 approximately 500 metres west of the Hall Lane/A1023 junction.

Brentwood - 1.0 mile

J28 M25 – 3.3 miles

Billericay – 4.9 miles

Romford – 7.7 miles

(All mileages approximate)

Acreage: 42.26 Acres

### More information from this agent

To view this media, please visit the on-line version of this page at [www.rightmove.co.uk/property-for-sale/property-54957350.html](http://www.rightmove.co.uk/property-for-sale/property-54957350.html)

### To view this property or request more details, contact:



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MAP VIEW	STREET VIEW
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Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact addressThe pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

**Nearest stations**

Shenfield(0.5 mi)

Brentwood(1.5 mi)

Ingatestone(3.8 mi)

Distances are straight line measurements from centre of postcode

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