

FOR SALE

Land at Hadstock, Nr Saffron Walden, Cambridgeshire

Approximately 55.64 acres (22.518 hectares)

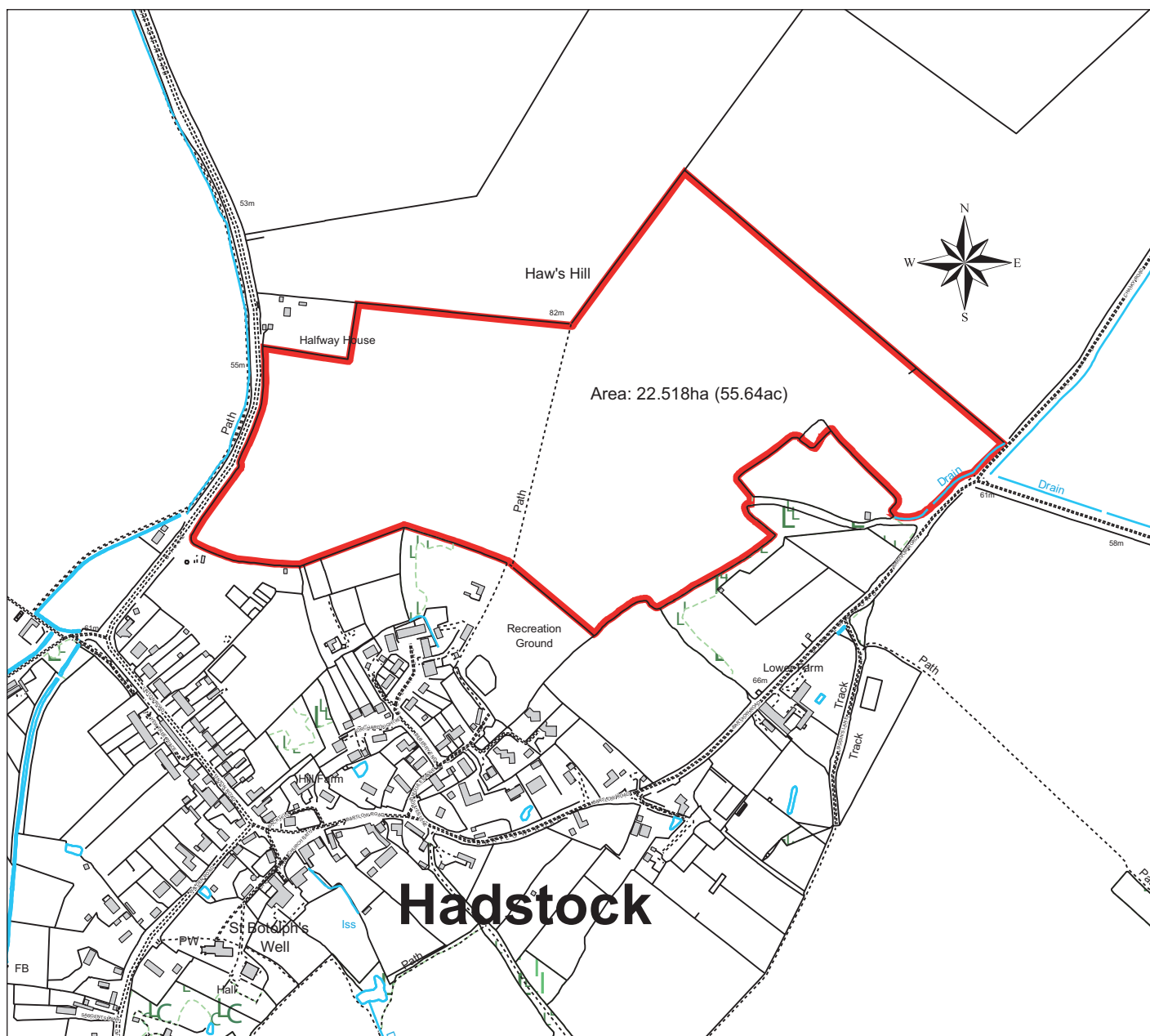
The land at Hadstock provides an excellent opportunity to purchase an area of farmland either to add on to an existing farming business or for an investor interested in acquiring agricultural property, amenity buyer, or land for planting with trees,

BNG or similar environmental use. The land so close to an existing settlement in the longer term might even offer other change of use potential (subject to planning)

The land is classified Grade 2 and is of the Hanslope soil Series described as slowly permeable over chalky till, suitable for the growing of cereal and combinable break crops or grass.



BRYANT
LAND & PROPERTY



The Land Edged Red on the Sale Plan

Access is to the West onto the Linton Road and to the South onto the Bartlow Road. The land enjoys mature hedgerows and mature trees to some of its boundaries. A public footpath runs in a northerly direction from Hadstock village and divides the land approximately in half.

Cropping

Harvest Year	Crop
2027	Winter Wheat
2026	Spring Barley
2025	SFI Environmental Scheme
2024	Winter Wheat
2023	Winter Wheat
2022	Winter Oats

General Marks and Stipulations

Viewing

Viewing is strictly by appointment only through Bryant Land and Property, telephone **01223 842 675**. Given the potential hazards of a working farm, when making your inspection we would ask that you be as vigilant as possible for your own safety, particularly around any machinery.

Directions

The property can be found on the Northern edge of the village of Hadstock, using the sale plan attached to these particulars.

What 3 Words for each access:

Southeastern entrance: ///marriage.noses.lakeside

Western entrance: ///diplomas.timing.unravel

Method of Sale

The property is for sale as a whole by Private Treaty.

Anyone interested in a particular part rather than the whole should contact the selling agents.

Ongoing Farming

If a buyer is interested in having the land farmed, please speak to the selling agents

Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale.

Town and Country Planning

The land is within Uttlesford District Council, and all the land lies outside the development boundaries of Hadstock. The land is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may 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.

Covenants, Easements and Rights of Way, Boundaries

The property is to be sold subject to all covenants and rights of way, whether specifically mentioned within these particulars or not.

A public footpath crosses the property as shown as path on the sale plan.

Mineral Rights

The mines and minerals are included in the sale in so far as they are owned.

Tenure and Possession

The property will be sold with vacant possession upon completion.

Title

The Land Registry title numbers for the land are **EX706097** and **EX706096**.

Sporting Rights

Sporting rights are in hand and are included in the sale in so far as they are owned.

Basic Farm Payment

The land has been claimed for the Basic Payment Scheme Entitlements and is registered on the Rural Land Register. The seller will retain all historic Delinked Payments. The land has grown an environmental crop in 2025 on a rotational basis as part of the vendors wider SFI Scheme. The land is not offered for sale with the benefit of any scheme attached to it.

Tenant Right

In addition to the purchase price if works have been carried out, the Purchaser will. pay upon completion for the following items:

- (1)** Stocks of seeds, fertilisers, sprays in store and those applied to the land, calculated at cost.
- (2)** All cultivations carried out, at CAAV rates
- (3)** Any hedge cutting and ditching carried out, at CAAV rates
- (4)** An Enhancement payment



(5) VAT where applicable at the current rate

Land and Drainage

The land has undergone some minor drainage in the past; further details are available from the selling agents.

Services

There are no services connected to the land.

Local Authority:

Uttlesford District Council, Council Offices,
London Road,
Saffron Walden CB11 4ER

Tel: 01799 510 510

Solicitors

Ashtons Legal,

The Long Barn, Fornham Business Court,
Bury st Edmunds, Suffolk IP13 1SL.

Ref: Rebecca Gatens

Tel: 01284 727 028

Email: rebecca.gatens@ashtonslegal.co.uk

VAT

Any guide price quoted or disclosed is exclusive of

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

Plans, Areas & Schedules

The sale plan attached to the particulars is based on the Ordnance Survey and is for identification purposes only.

Boundaries

The vendors and vendors agents will do their best to specify the ownership of boundary hedges, tree belts and ditches but will not be bound to determine these. The property is available for inspection, and the purchaser(s) will be deemed to have satisfied themselves as to the ownership and location of boundaries.

Anti-Money Laundering Regulations

Buyers will be required to provide proof of identity and address to the selling agent following acceptance of an offer (subject to contract) and prior to solicitors being instructed.

Agent's Note

Bryant Land and Property, 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 and for the guidance of intended buyers and do not constitute nor constitute part of an offer or contract.
- 2** All descriptions, dimensions, references to conditions, necessary permissions of use and the occupation and other details are given without responsibility and any intending buyers should not rely on them as a statement or representations of fact, but must merely satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3** No member of or person in the employment of Bryant Land and Property has authority to make or give any representation or warranty whatsoever in relation to this property.
- 4** The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumption should be made that the property has all necessary planning, building regulation or other consents.



Bryant Land and Property

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