

**WARISH HALL FARM
TAKELEY, ESSEX CM22 6NZ**

Cheffins



WARISH HALL FARM

TAKELEY, ESSEX CM22 6NZ

**A BLOCK OF STRATEGICALLY LOCATED FARMLAND EXTENDING TO 217.87 ACRES (88.17 HA)
LOCATED BETWEEN THE NORTHERN OUTSKIRTS OF TAKELEY AND THE A120**

Introduction

The land at Warish Hall Farm provides an excellent opportunity to acquire a block of strategic farmland located on the northern outskirts of the expanding village of Takeley on the north Hertfordshire/Essex border. The land is situated within the M11/A120 corridor and lies approximately 3 miles from Bishops Stortford and the M11 (J8). London Stansted Airport is 1½ miles north.

The land is bordered to the south and west by Takeley village and the north by the A120, with extensive frontage to Warish Hall Lane which provides a number of convenient access points to the field parcels.

The land is offered for sale without Development Overage.

For sale as a whole subject to the final year of a Farm Business Tenancy.

The Land

The property is divided into three separate blocks lying either side of Warish Hall Lane, which provides extensive road frontage and a number of access points directly off the council highway.

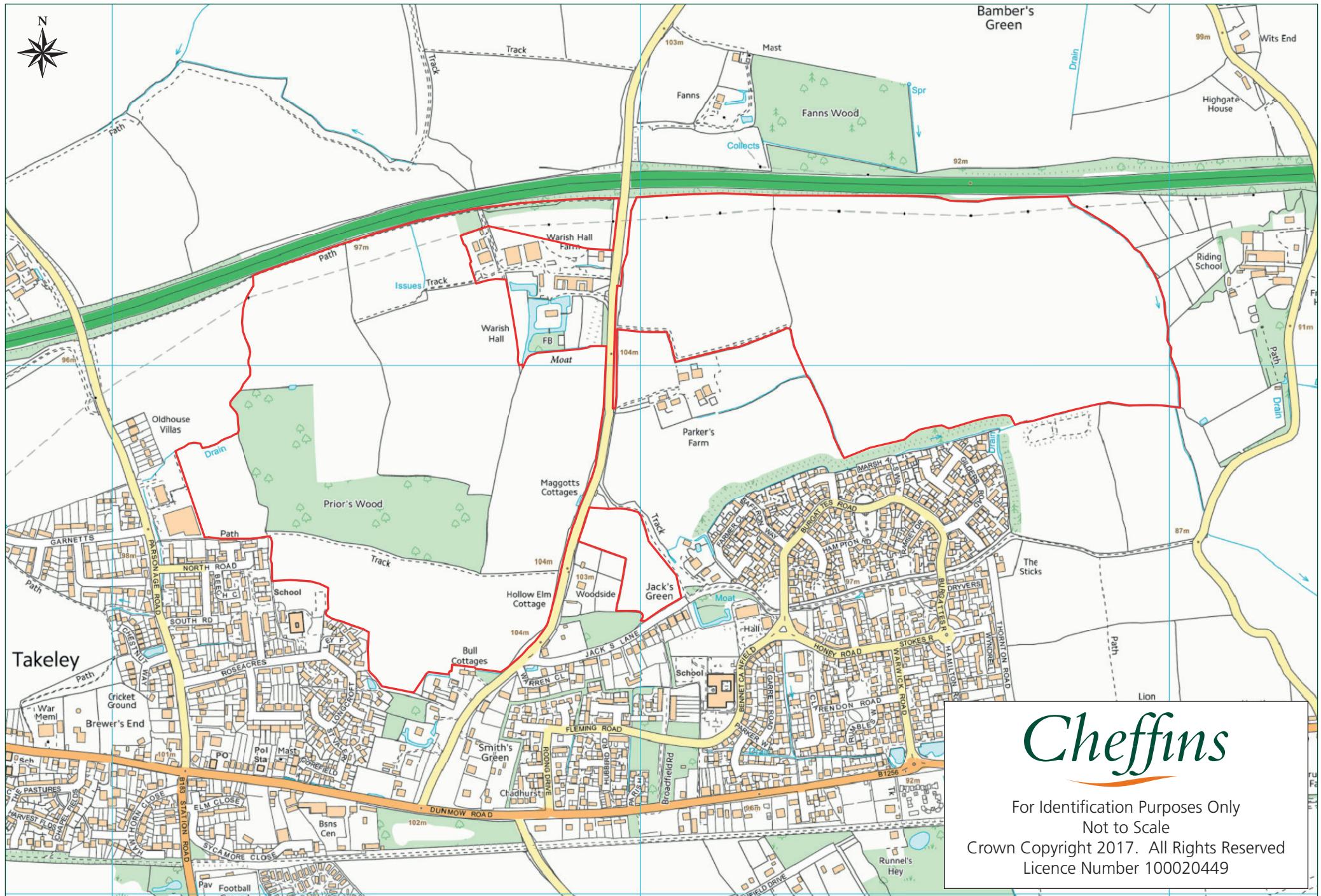
The land is level and classified as Grade 2 on the MAFF Land Classification maps, and is of the productive Hanslope soil series of slowly permeable calcareous clay soils suitable for combinable cropping and some root crops. There are a number of mature hedgerow boundaries which together with Priors Wood, a mature mixed broadleaved wood, enhance the amenity value of the land.

The land extends in total to 217.87 acres as follows:

Land Use	Area (acres)	Area (hectares)
Arable	185.84	75.21
Fallow/Scrub	10.01	4.05
Priors Wood	19.77	8.00
Grass Verges	2.25	0.91
Total	217.87	88.17

The land has been farmed on a Farm Business Tenancy by the current tenant since September 2014 and cropped with continuous Winter Wheat for the past 7 years.





Cheffins

For Identification Purposes Only
Not to Scale

Crown Copyright 2017. All Rights Reserved
Licence Number 100020449