

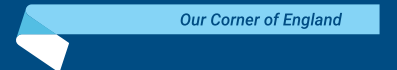


# Land at Cottered Farm

Buntingford, Herfordshire

Batcheller  
Monkhouse

Our Corner of England



# LAND AT COTTERED FARM

Cottered Farm is a productive commercial bare arable land farm with a large central hardcore yard.

Approximately 656.98 acres (265.86 hectares)

- Approximately 656.98 acres (265.86 hectares) of productive Grade 2 and 3 land
- 633.39 acres of arable land
- 17.99 acres of woodland
- 5.60 acres of tracks, yard, water and misc

**GUIDE PRICE £6,500,000 - FOR SALE BY PRIVATE TREATY AS A WHOLE**



## SITUATION

Cottered Farm is located to the south of the village of Cottered in Hertfordshire. The town of Buntingford is approximately 2.5 miles to the east and Stevenage Town Centre is approximately 8.8 miles to the southwest. Transport links to the national motorway network are via the A10 to the east at Buntingford and the A1 to the west at Stevenage. Stevenage also provides fast rail links into London. The farm can be accessed via Baldock Road to the north and Warren Lane to the south.

## DESCRIPTION

Cottered Farm is a productive arable farm that includes several areas of woodland (17.99 acres) and extends to approximately 656.98 acres (265.86 hectares).

The arable land at Cottered Farm extends to approximately 633.39 acres of predominantly Grade 2 & 3 land under the MAFF Provisional Agricultural Land Classification. The land is separated into several large field parcels meaning that it is easily worked with modern agricultural machinery. Most field parcels are enclosed by mature hedgerows and tree lined boundaries. The land benefits from a central hardcore track that provides good access to all field parcels. There is also a large hardcore yard located in the centre of the holding that has been used recently for bale storage.

The Soil Survey of England and Wales records the soils as being lime-rich loamy clay soil with impeded drainage. The land has been used for conventional combinable cropping as well as maize production.

The areas of woodland on the holding mainly comprise Oak and Ash mixes with some Wild Cherry and Hornbeam.

## DESIGNATIONS

The farm is included in a Nitrate Vulnerable Zone and a Drinking Water Safeguarding Zone for surface water. In addition, there is a scheduled monument on the property referred to as the 'The Island' which comprises a former moated homestead dating back to the 11th or 12th century. This area is now predominantly woodland, but the former moat is still visible.

## COUNTRY STEWARDSHIP

The land is entered into Countryside Stewardship under a Mid Tier agreement. The current agreement expires on 31 December 2024. The agreement is part of a larger scheme that incorporates neighbouring land farmed by the current contract farmer with payments being apportioned between the two landowners. It is envisaged that the agreement remains in the name of the contract farmer until either the point where it expires or the contracting agreement is brought to an end. The vendor will retain all payments in relation to the scheme year 2023. Full details of the agreement are available on request from the selling agent.

## REGISTERED TITLE

The property is registered under Title Number HD602462.

## SPORTING RIGHTS

The sporting rights are to be included within the sale insofar as they are owned.

## TIMBER AND MINERAL RIGHTS

Rights to timber and minerals are to be included in the sale insofar as they are owned.

## SERVICES

There are no service connections to the farm.

## OVERAGE

The sale will be subject to an Overage of 25% for 30 years of any uplift in the value of the land as a consequence of any planning permission for a change of use outside of that required for agricultural purposes, with the exception of Energy Projects until 2033.

The Overage will be triggered on either implementation of the planning permission or disposal of the property with the benefit of the consent.

There is in addition an existing Overage on the property that is in relation to Energy Projects that will bind the purchaser upon sale. 33% of either the gross rental payments or net earnings from an energy project would be payable to the Overage holder. This Overage ends on 16 August 2033.

## BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available from the vendor's agent.

## ACCESS

The property has direct road access off the A507, Warren Lane and Spring Lane. The central private track provides access to the majority of the field parcels that cannot be accessed from the public highway.

## METHOD OF SALE

The property is to be sold via private treaty.

## INGOING

The arable land is currently farmed under a contract farming agreement. The term of this agreement expires on 30 September 2026. There is however the ability to terminate the agreement on 30 September 2024 upon 6 months' written notice. Depending on the timing of completion, the purchaser will pay an ingoing valuation in addition to the purchase price.





## TENURE

The tenure is freehold subject to an FBT on the hardcore yard. This area is currently let for bale storage. The term expires on 30 June 2024.

## LOCAL AUTHORITY

East Hertfordshire District Council <https://www.eastherts.gov.uk/>

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property will be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way (whether or not disclosed).

There are a number of rights of way crossing the land. A full plan of these rights is available from the selling agents on request.

## PLANS AND AREA

All plans and areas are based on the Ordnance Survey data available and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the accuracy of this information and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

## PHOTOGRAPHS AND PARTICULARS

The photographs were taken in August 2023 and the particulars were prepared in September 2023.

## PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, it is a legal requirement to obtain proof of identification for all purchasers. This will be done at the point of an offer being accepted.

## DIRECTIONS

The nearest postcode is SG9 9RH. For directions from the A10 take the A507, also known as Baldock Road heading west at Buntingford. Follow the road for approximately 1 mile. The property will be on the left-hand side.

**GUIDE PRICE £6,500,000**

### Viewings

Viewings are strictly by appointment with the selling agent.

Please contact Charlotte Pearson-Wood MRICS FAAV on 01892 509280

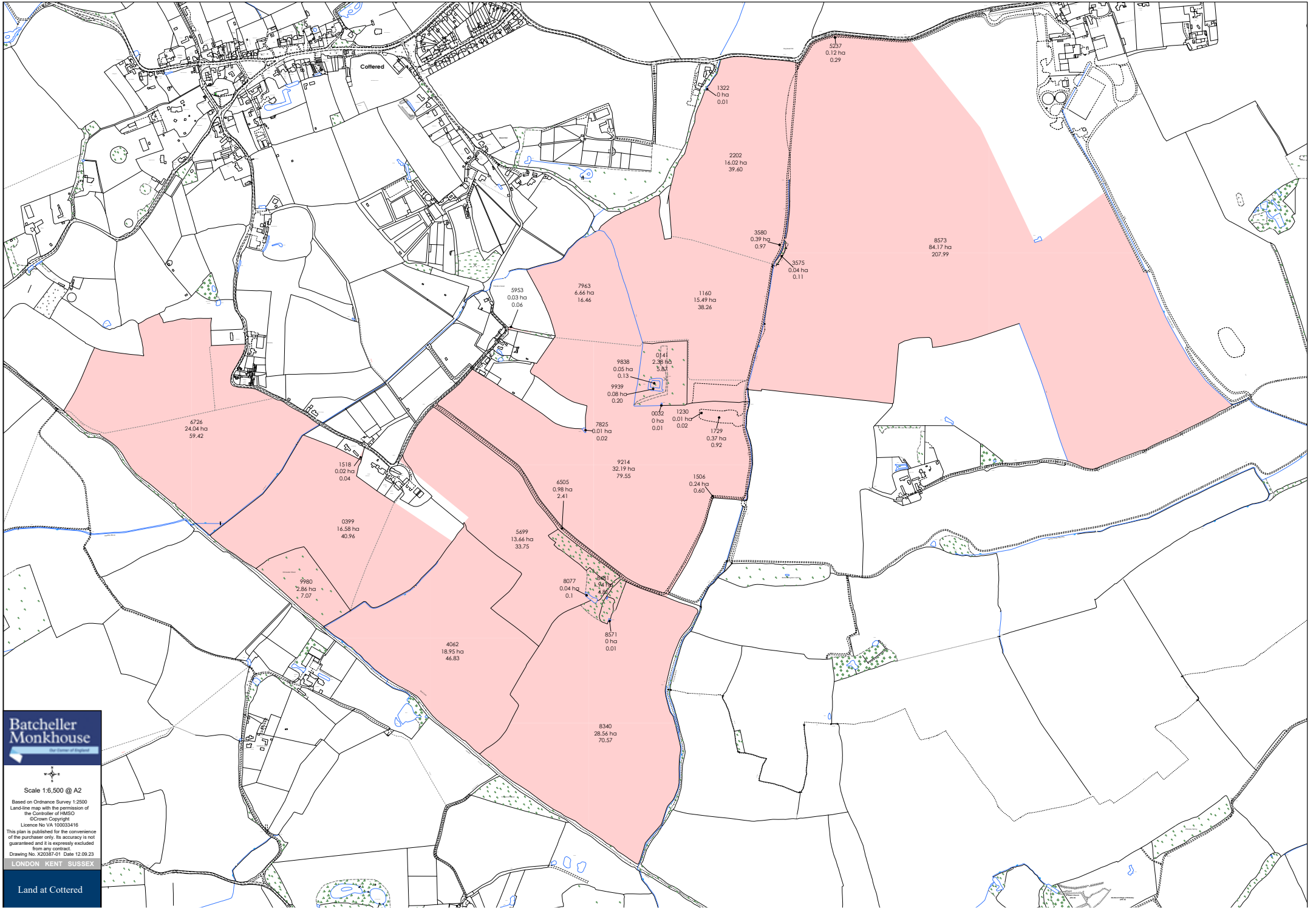
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Scale 1:6,500 @ A2

Based on Ordnance Survey 1:2500  
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Drawing No. X20387-01 Date 12.09.23

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Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



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