



FOR SALE

Farmland

Temple End & Mill Road,
Foxearth, Essex, CO10 7JZ

GUIDE PRICE

£200,000

AVAILABLE AREA

9.65 Hectares (23.84 ac)

IN BRIEF

- » An attractive block of farmland
- » Grade 2 soils
- » Potential for environmental management and Biodiversity Net Gain

LOCATION

The property is located just outside Foxearth, approximately 4 miles west of Sudbury and 19 miles north-west of Colchester.

DESCRIPTION

Extending to approximately 9.65 hectares (23.84 acres) including four fields lying either side of Mill Road.

The productive, Grade 2, land has soils of the Hanslope Soil Association, providing permeable clay soils suitable for growing cereals and other arable crops.

The arable land extends to 23.84 acres which has been largely left as set-aside and fallow in recent years.

The land is bordered by mature hedgerows and has an abundance of wild flowers, providing an attractive habitat for wildlife.

RURAL PAYMENTS AGENCY—ENVIRONMENTAL STEWARDSHIP

The land is registered with the RPA and was previously used for activating Entitlements. There is currently no agri-environmental schemes active on the property.

ACCESS

Access is directly off Mill Road, with open gateways leading to each field.



OVERAGE

An Overage will apply on the land—reserving to the seller 25% of any uplift in value as a result of residential development for a period of 25 years

TENURE

The land is currently let under a Farm Business Tenancy, with the Tenant having been served notice in 2024—vacant possession with effect from 28 September 2025.

VAT

The seller has not elected to register the property for VAT and no VAT will be chargeable on the sale price.

LOCAL AUTHORITY

Braintree District Council

Causeway House

Bocking End

Braintree

CM7 9HB

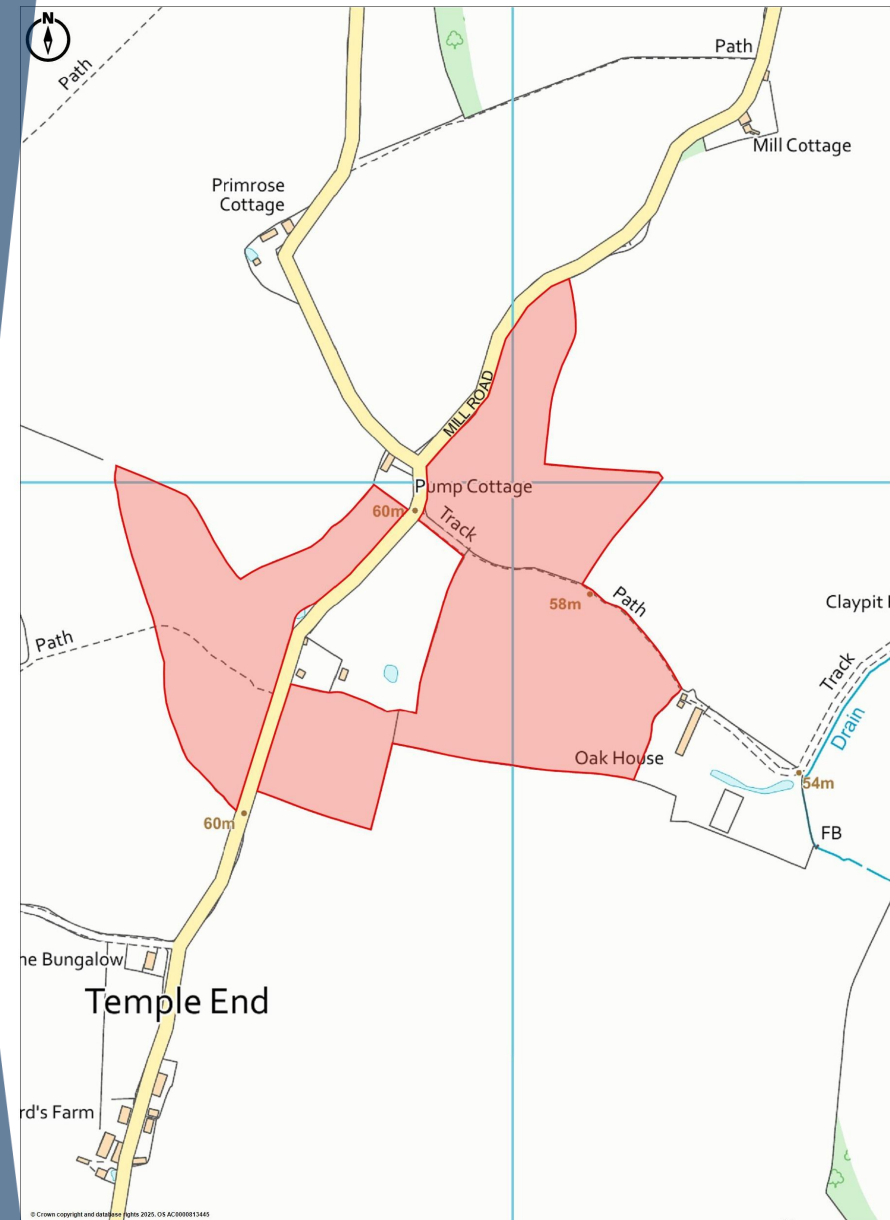
Tel: 01376 557779

Email: planning@braintree.gov.uk

TERMS

Offers in the region of £200,000 are invited for the freehold interest in the whole.

Land at Foxearth



Promap
LANDMARK INFORMATION

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