



NEVARDS FARM

Layer Breton, Colchester, Essex



NEVARDS FARM

Colchester - 5 miles

Junction 25 of A12 - 4 miles

Abberton Reservoir - 1 mile

(Distances are approximate)

GUIDE PRICE: £1,265,000

Available as a whole or in up to two lots

Summary

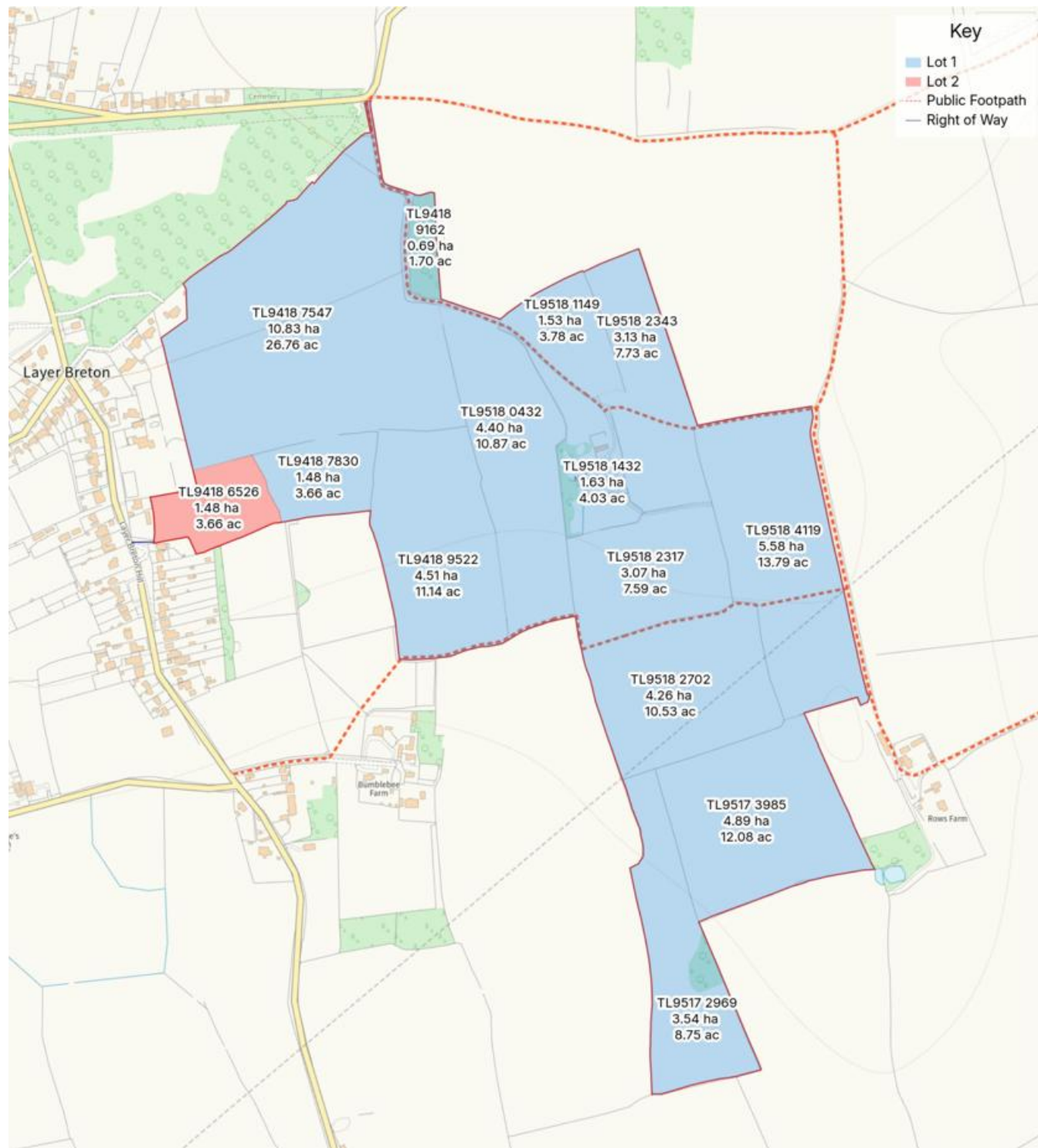
An exciting opportunity to acquire an attractive ring-fenced block of Grade 3, predominately arable land extending to approximately 126.07 acres (51.02 ha). Available as a whole in up to two lots. Ideally located on the edge of the village of Layer Breton just outside Colchester. The nearest postcode is CO2 0PN.

Location

Nevards Farm is located approximately 5 miles south of Colchester and just 5 miles north west from Mersea Island and the Essex coastline. Abberton Reservoir lies approximately 1 mile due east and the land is well positioned to continue as a productive block of farmland or potentially lend itself to alternative uses such as Biodiversity Net Gain, solar or amenity uses.

LOT 1 - GUIDE £1,180,000

Lot 1 consists of the majority of Nevards Farm and extends to 122.41 acres in total as shown in blue. Consisting of approximately 116.13 acres of arable land, 2.25 acres of semi mature woodland and 4.03 acres of grass/scrub which surrounds the redundant buildings. The arable land has grown a rotation of combinable crops as well as sugar beet, borage and sweetcorn/squash all being included in the cropping.



All the land is classified as Grade 3 with the soils being described as slowly permeable, base rich loamy and clayey soils.

There is a set of redundant farm buildings located in the middle of the farm, located in field TL9518 1432. These are in a dilapidated state of repair but potentially provide a footprint (subject to planning) to redevelop.

The main access to Nevards Farm is via the farm lane directly off the public highway known as Garlands Road. It should be noted the first small section of the farm lane (approximately 30m) is included within the ownership of Nevards Farm but is registered as common land associated with the adjoining Layer Breton Heath. The farm lane is a hardstanding track which provides good access to the arable land and continues through the middle of the farm to the redundant farm buildings.

LOT 2 – GUIDE £85,000

A single grass field extending to 3.66 acres directly adjoining the village of Layer Breton. Benefiting from its own access, this field could be ideally suited to pony paddocks or amenity land (subject to planning).

Lot 2 is offered for sale subject to an overage provision should this land secure planning permission for any other use other than agricultural or equestrian use. The provision will be triggered on granting of a planning permission. It will last for 30 years and require payment of 30% of the increase in value.

It should be noted that access into this field is via an established right of way across adjoining common land, before leading directly off the public highway known as Layer Breton Hill.

SCHEDULE OF AREAS

Lot	Name	Field Parcel	Use	Ac	Ha
1	Top Field	TL9418 7547	Arable	26.76	10.83
1	Three Acres	TL9418 7830	Arable	3.66	1.48
1	Ten Acres	TL9418 9522	Arable	11.14	4.51
1	Fourteen Acres	TL9518 0432	Arable	10.87	4.40
1	One Acre	TL9418 9162	Woodland	1.70	0.69
1	Kite Field	TL9518 1149	Arable	3.78	1.53
1	Pond Field	TL9518 2343	Arable	7.73	3.13
1	Buildings	TL9518 1432	Redundant Buildings/ Permanent Pasture/ Scrub	4.03	1.63
1	Top Meadow	TL9518 2317	Arable	7.59	3.07
1	Bottom Meadow	TL9518 2702	Arable	10.53	4.26
1	Pylon Field	TL9518 4119	Arable	13.79	5.58
1	Stoney Hill	TL9517 3985	Arable	12.08	4.89
1	Long Field	TL9517 2969	Arable (with small woodland copse)	8.75 (*0.55 wood)	3.54
2	Chapel Field	TL9418 6526	Permanent Pasture	3.66	1.48
TOTAL				126.07	51.02





ADDITIONAL INFORMATION

Method of Sale: The property is offered for sale by private treaty.

Tenure & Possession: Lots 1 and 2 are offered for sale freehold. Nevards Farm is currently subject to a one year Farm Business Tenancy, which terminates automatically on 28th September 2026. Vacant possession will be available following this. The current Tenant may be interested in continuing with this arrangement subject to agreeing terms with a Purchaser.

Overage Clause: Lot 2 will be subject to an overage clause, as outlined above.

RPA & Environmental Schemes: Nevards Farm is registered on the Rural Land Register and will be transferred to the Purchaser on completion. The property is subject to two Sustainable Farming Incentive (SFI) Schemes which end on 30th September 2027 and 31st July 2028 respectively. The SFI schemes will not be able to be transferred (due to scheme rules) and it is expected Nevards Farm will be free from any environmental schemes upon completion of a sale.

Designations: Nevards Farm lies within a groundwater Nitrate Vulnerable Zone. None of the land is included within a flood risk zone. The Local Authority is Colchester City Council.

Sporting, Timber and Mineral Rights: The sporting, timber and mineral rights are, as far as they are owned, included in the freehold sale.

Easements, Wayleaves and Rights of Way: The property is being sold subject to and with the benefit of all rights, including rights of way, whether public or private and any other rights and obligations, easements, restrictive covenants and all existing and proposed wayleaves whether referred to in these particulars or not. The public rights of way crossing Nevards Farm are shown on the sale plan included within this set of particulars. A utilities plan is available on request from WebbPaton.

Legal Costs: All legal costs will be the responsibility of each party.

VAT: The property is not registered for VAT.

Early Entry: If required the Purchaser may be permitted early entry onto the property for cultivation purposes following exchange of contracts, subject to the Vendor's consent and on terms to be agreed.

Land Registry: The property is registered at the Land Registry under Title Number EX654378. There is a slight discrepancy in the Land Registry boundary plan on field TL9418 6526 (Lot 2) with the boundary of the neighbouring property known as The Old Meeting House. This discrepancy will be resolved and appropriately fenced by the Vendor prior to the completion of a sale.

Data Room: An online data room is available for this sale. Please contact WebbPaton for access.

Lotting: In the event Nevards Farm is sold in lots, provisions will need to be made regarding services and boundary responsibilities. If Lot 2 is sold as a separate lot, it will be expected the buyer will be responsible for erecting a fence along the boundaries with Lot 1 upon completion of a sale.

Enquiries and Further Information: All enquiries should be made to Libby Hutchinson at WebbPaton, The Dairy, Hook, SN4 8EF. Telephone: 01793 842055. Email: libby@webbpaton.co.uk

Directions: Please use the below What3Words locations to access the two lots. Lot 1 follow: <https://w3w.co/trumpet.expectant.squeaking>
Lot 2 follow: <https://w3w.co/seaquills.haircuts.conclude>
Both lots will be marked by WebbPaton For Sale boards. If parking, please park considerately without blocking access.

Viewings: Interested parties may inspect the land at any time during daylight hours provided they carry a copy of the particulars with them. Alternatively, please ring WebbPaton if you would prefer an accompanied viewing. Interested parties are responsible for their own safety and should not enter any of the dilapidated farm buildings.

DISCLAIMER: In accordance with Sections 21, 31 & 32 of the Estate Agents Act 1979, we hereby give notice that a partner of WebbPaton LLP has an interest in the above-mentioned property by means of part ownership.



IMPORTANT NOTICE

WebbPaton LLP for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

1. These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
2. Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
3. The information in these particulars is given without responsibility on the part of WebbPaton LLP or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
5. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

NB: These particulars and photographs are as at June 2026



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