



**FOR SALE**

**Productive Farmland**

**Countess Cross, Colne Engaine,  
Colchester, Essex, CO6 2QJ**

**GUIDE PRICE**

**£215,000**

**AVAILABLE AREA**

**9.6 Hectares (23.78 ac)**

## IN BRIEF

- » A productive block of farmland
- » Grade 3 soils
- » Potential for environmental management and Biodiversity Net Gain

## LOCATION

The property is located on the edge of Countess Cross, approximately 4 miles east of Halstead and 11 miles west of Colchester.

## DESCRIPTION

Extending to approximately 9.6 hectares (23.78 acres) including two fields totalling 21.55 acres and an area of broadleaf woodland extending to 2 acres.

The productive, Grade 3, land has soils of the Hornbeam 3 Soil Association, providing fine loamy over clay soils—suitable for growing cereals and other arable crops.

The arable land extends to 17.39 acres which has been managed on a standard cereal rotation using traditional methods of cultivation. A second field, totalling 4.16 acres, has been sown to grass for the production of hay.

In addition to the farmland is an area known as The Privet which is a strip of broadleaf woodland running along part of the western boundary.

## 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 off Countess Cross Road, to the east. A grass track, lined with mature oak trees, then provides internal access.



## OVERAGE

There will be no overage, or other restrictions/covenants, applied on the sale.

## TENURE

The land is currently let under a Farm Business Tenancy, with the Tenant having agreed to give vacant possession with effect from 28 September 2025.

The sporting rights are included with the property but are currently let, on an informal basis, to a neighbouring syndicate until 01 February 2026.

## NOTES

The Vendor is retaining an area of 2 acres to the south, which currently forms part of the smaller field, with no defined boundary. Any interested party should be aware that the area being sold is as shown on the plans provided and not as it may appear on the ground.

## 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](mailto:planning@braintree.gov.uk)

## TERMS

Offers in the region of £215,000 are invited for the freehold interest in the whole.



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4

**FennWright**

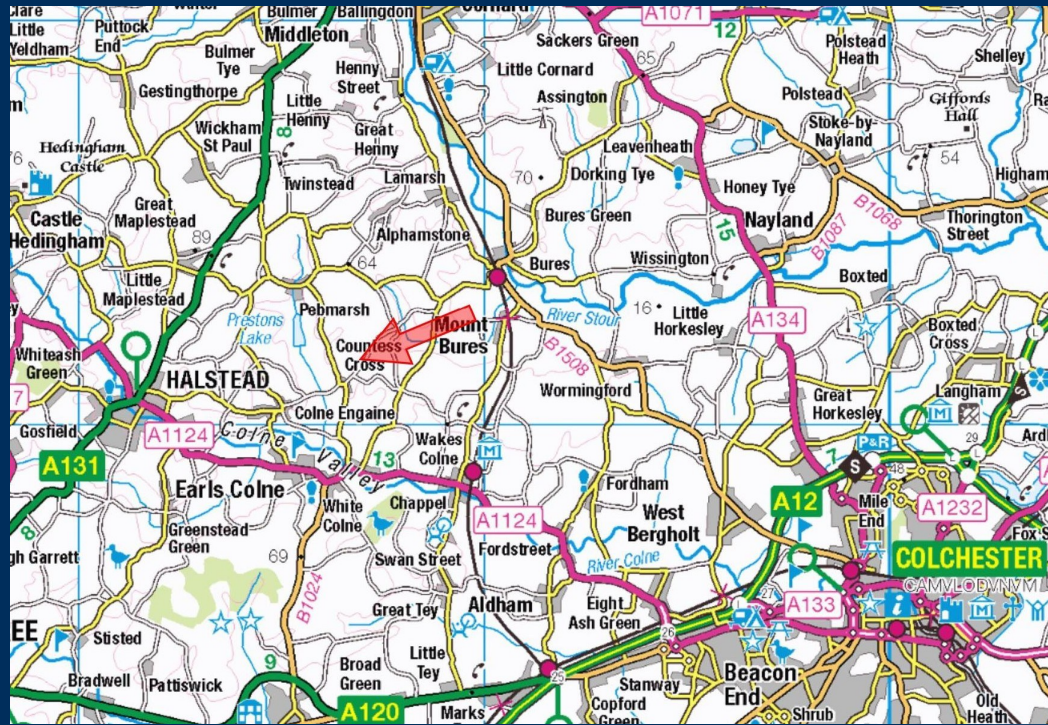
VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:

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