

17 June 2008

Versatile land and traditional barn for sale at Boxted

Over 100 hectares (255 acres) of versatile arable land, plus a traditional Essex barn with development potential (subject to planning), has come to the market with the Bury St Edmunds office of Brown & Co.

Plains Farm lies in five parcels around Boxted village, conveniently located close to the A12 near Colchester. It is being offered for sale by informal tender as a whole, guided in excess of £2 million, or in five lots.

“There is currently a shortage of quality land coming to the market in this part of Essex,” says Brown & Co land agent, Robert Fairey. “With appeal to the traditional farming community, as well as local amenity buyers and equestrian enthusiasts, we are predicting a high level of interest.”

The flexible soils are described as predominantly Ludford and Hornbeam 3 Associations, being deep well drained fine loam and deep fine loams over clay. With the benefit of irrigation, this productive arable land has recently grown potatoes, onions, sugar beet, cereals and oil seed rape.

Lot 1, a substantial 42 ha block, has two natural filling reservoirs and several farm buildings, including a sizeable timber framed and clad Essex barn. Subject to planning this traditional barn, which is not listed, offers potential for conversion.

The remaining four Lots are predominantly arable land parcels, varying in size from 11ha to over 21ha, some with small areas of woodland.

Lots 1, 2 and 3 share an abstraction licence for 22,700 cubic metres of water per annum. In the event that the Lots are sold separately, the licence will be transferred solely to the buyer of Lot 1.

Offers should be submitted in writing to Brown & Co's office in Bury St Edmunds.
Closing date for offers is 12 noon, Monday 14 July, 2008. For further information, or a copy of the particulars, call Brown & Co on 01284 725715, email robert.fairey@brown-co.com or visit www.brown-co.com.

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For further information, please contact

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Notes to editors

Brown & Co is a firm of independent rural property, land and business specialists operating from ten offices in the East of England, London, Poland and St Lucia.

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