

HILL AND PARSONAGE FARMS

ESSEX

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Dunmow 6 miles; Chelmsford 11 miles; Bishops Stortford 13 miles

(All distances are approximate)

- Significant area of Grade 2 arable land
- Established irrigation supported by two reservoirs and abstraction licences
 - Strong commercial farming performance with diverse cropping history
 - Available as a whole or in two lots
- Accessible yet unspoilt location close to Great Dunmow and Chelmsford

Approximately 643 acres (260 hectares)



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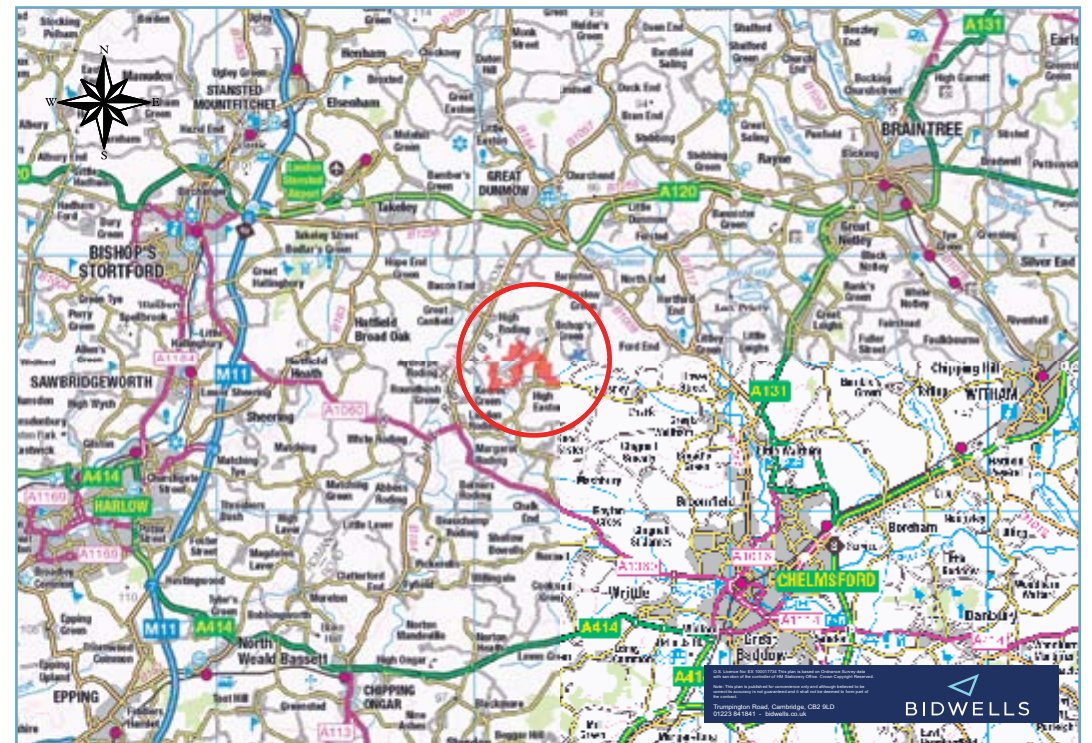


INTRODUCTION

The land at High Easter presents an opportunity to purchase a sizeable block of Grade 2 arable land, with an established irrigation system, in a highly desirable part of Essex.

LOCATION & ACCESS

The land is situated in a convenient and attractive rural location on the edge of the sought-after village of High Easter, within the Parish of Aythorpe Roding in Essex. The market town of Great Dunmow lies approximately six miles to the east, providing a range of day-to-day amenities, with the cities of Chelmsford within easy reach for more extensive shopping, schooling and rail services. The property benefits from good road connections via the A1060 and A120, with access to the M11 and Stansted Airport, approximately 10 miles away, making it well placed for both agricultural and amenity use in the heart of the Essex countryside.



DESCRIPTION

THE LAND

The land comprises 643.42 acres (260.39 hectares) of bare agricultural land. The land is divided into several enclosures and is connected by a network of internal tracks.

The land is identified as Grade 2 and the Soil Survey of England and Wales identifies the land as of Stretham series, which is chalky till, described as deep well drained calcareous clayey soils suitable for growing winter cereals and other arable crops.

The typical cropping includes first and second wheat, spring oats, beans and potatoes. The potatoes are grown by a local operator on an annual cropping licence. The area of potatoes grown at the farm extends to approximately 50 acres.

Part of the land is under drained. Drainage plans are available from the selling agent.



A summary of the cropping history is shown below. A full schedule is available in the data room.

Lot	Field Name	2023	2024	2025	2026	2027
Lot 1	Church Lake	WW1	WW2	S.Beans	WW1	SO
	Bellhouse	SO	WW1	WW2	SO	WW1
	Cartlodge	WW1	S Beans	WW1	SO	WW1
	Barn Greens	WW1	S Beans	WW1	SO	WW1
	Homestalls	WW1	S Beans	WW1	SO	WW1
	Chase	SO	WW1	WW2	POTS	WW1
	Roothing	WW2	SO	WW1	S.Beans	WW1
	Long	WW2	SO	WW1	S.Beans	WW1
	Chalk	S Beans	WW1	SO	WW1	S Beans
	Hungardown	SO	WW1	SO	WW1	S Beans
	Church	s beans	WW1	SO	WW1	S Beans
	Saffron Grounds	S Beans	WW1	POTS	WW1	SO
	Slough	S Beans	WW1	POTS	WW1	SO
	Little Perry	S Beans	WW1	POTS	WW1	SO
	Hill B	POTS	WW1	S.Beans	WW1	WW2
	Perry	SO	WW1	S.Beans	WW1	SO
	Collins	Grass	Grass	Grass	Grass	Grass
	Red	WW1	S Beans	WW1	SO	WW1
	Shed	TBC	TBC	TBC	TBC	TBC
	Scotch Common	WW1	S Beans	WW1	POTS	WW1
	Callis	WW1	S Beans	WW1	WW2	S Beans
Lot 2	Brickiln	WW1	SO	WW1	S Beans	WW1
	Nightingale	WW1	SO	WW1	S Beans	WW1
	Yew Tree	WW1	SO	WW1	S Beans	WW1





IRRIGATION

Most of the land benefits from irrigation, supported by a combination of winter and summer abstraction licences.

Easter Hall Reservoir is a winter-fill reservoir with a licensed annual abstraction of 20,000 cubic metres.

Parsonage Farm Reservoir benefits from a summer abstraction licence permitting up to 23,000 cubic metres per annum. Annual abstraction returns and further details are available from the selling agent.





LOT ONE

Lot 1 extends to approximately 593.62 acres (240.23 hectares) shown coloured pink on the sale plan. Lot 1 comprise 507.36 acres (205.33 hectares) of arable land, 62.74 acres (25.39 hectares) of woodland, 8.71 acres (3.52 hectares) of reservoir and banks with the balance being hardstanding, tracks and scrub.

The woodland comprises a diverse mix of traditional and ancient woodland, together with two parcels of mature conifer woodland originally established as Christmas tree plantations. These areas contain a range of mature and younger trees, with the latter offering Christmas tree production potential (subject to management and replanting). The conifer parcels are let to 'Christmas Wrapped Up' on a short term Farm Business Tenancy allowing for the ongoing operation of the Christmas tree enterprise and seasonal retail business. Further information is available from the selling agent.

This lot includes two reservoirs, Easter Hall Reservoir and Parsonage Farm Reservoir, extending to approximately 8.71 acres in total. Easter Hall Reservoir is currently used for private recreational and agricultural use. While Parsonage Farm Reservoir is let under a fishing licence to the Billericay & District Angling Club, providing an established recreational income stream. Both reservoirs form part of the irrigation infrastructure for the farm on page 7.





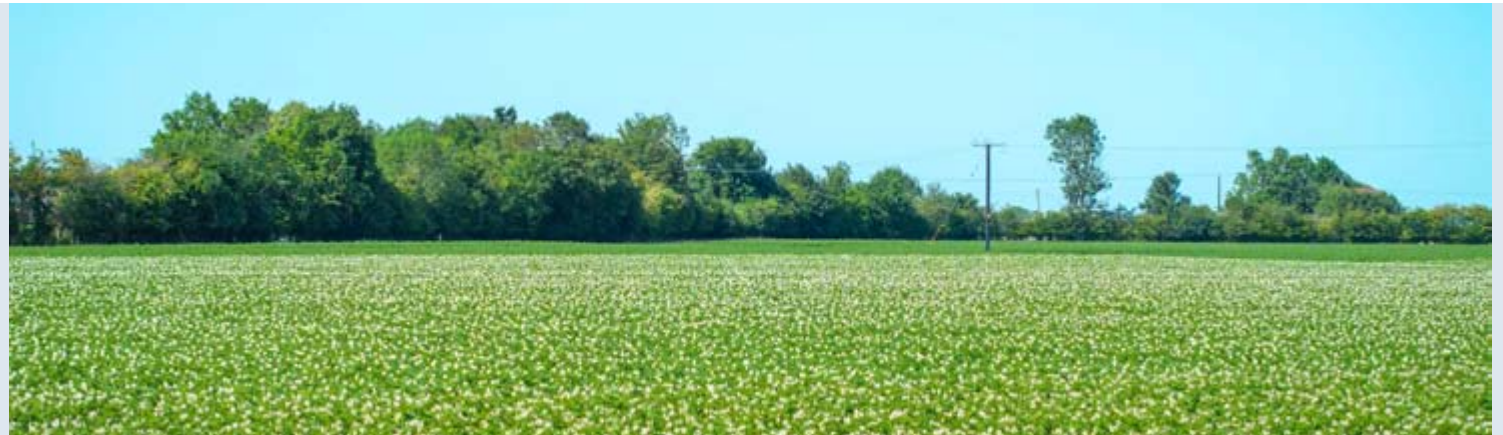






LOT TWO

Lot 2 extends to approximately 49.80 acres (20.15 hectares) of productive arable land, as shown coloured blue on the sale plan. The land is arranged in three enclosures and benefits from access from both Green Street and Shooters Hatch Road.





FARMING

The land has been farming using a local operator under a contract farming arrangement. The current contractor would be interesting in discussing possible future farming regimes with the buyer.

FARM PERFORMANCE

5 Year Average Yields			
Crop	Winter Wheat	Spring Oats	Spring Beans
t/ha	8.5	5.6	3.5



SOIL INDICES

Soil indices (mg/l available) from September 2024 are shown below:

Lot	Field Name	Soil pH	INDEX			MG/L (Available)		
			P	K	Mg	P	K	Mg
Lot 1	Church Lake	7.8	3	2+	1	27	197	50
	Church Lake	7.9	3	2+	1	38.2	214	45
	Chase	8	2	2-	1	17.4	131	33
	Saffron Grounds	8.1	2	2-	1	16.8	146	34
	Slough	8.2	1	2-	1	15.4	140	31
	Bellhouse	8.1	2	2-	1	20.4	170	34
	Bellhouse	8	2	2-	1	23.4	180	34
	Little Perry	8.1	2	1	1	15.8	114	34
	Homestalls	8.2	1	2-	1	15.4	157	32
	Roothing	7.7	1	1	1	14	113	42
	Shed	8.1	0	2-	1	9.4	132	31
	Scotch Common	7.9	2	2-	1	16.2	141	35
	Barn Greens	8.1	2	2-	1	15.6	139	36
	Chalk	8.2	1	2-	1	11	127	36
	Cart Lodge	8.2	1	1	1	12.6	120	32
	Red	8.2	1	2-	1	11.8	135	31
	Hill B	8.2	1	2-	1	14.6	148	33
	Collins	8.1	3	3	1	30.4	349	36
	Hungerdown	8.1	1	2-	1	11.4	122	33
	Church	8.1	1	2-	1	12.2	168	36
	Long Field	8	2	2+	2	17	199	55
	Callis	7.9	2	2-	2	17.2	123	52
	Callis	8.1	1	1	1	15	112	40
	Perry	8	1	2-	1	12.6	135	32
	Slough	8.1	2	2-	1	16.8	137	39
Lot 2	Brick Kiln	8.1	1	1	1	11.2	118	33
	Nightingale	8	1	1	1	9.8	111	30
	Yew Tree	8.2	1	2-	1	12.6	147	28



GENERAL REMARKS

Tenure & Possession

The property is for sale freehold with vacant possession with the exception of the following:

Agreement	Property	Term (Years)	Commencement Date	End Date	Rent (Per Annum)
Fishing Agreement	Parsonage Reservoir	7	16-Jun-21	15-Jun-28	£5,726.40 inc. VAT
Shooting Licence	Land at Dobb's Wood	3	02-Feb-26	01-Feb-29	£700.00
Farm Business Tenancy	Christmas Tree Plantations	2	19-Sep-25	18-Sep-27	£1.00

Further details are available from the selling agent. It should be noted that a two-year extension to the Christmas tree plantation agreement has been agreed with the tenant until December 2029. The rent for the extension period will be £500 per annum.

Holdover

The vendor's licensee has the right to holdover until December 2026 to enable the potatoes to be lifted.

Environmental Schemes

The farm has been entered into a Sustainable Farming Incentive Scheme. The agreement cannot be transferred to a buyer.

The scheme was designed to utilise some of the more marginal, shaded and irregular areas of the holding for the benefit of wildlife and biodiversity.

There is also a Countryside Stewardship Scheme in place, which expires on 21 December 2026. A copy of the agreement is available from the selling agent.

Method of Sale

The property is for sale by Private Treaty as a whole or in two lots.

Planning

The property is with the jurisdiction of Uttlesford District Council. There is no previous planning history listed on the online portal.

There are several planning opportunities

a purchaser could explore. Given the holding is currently unequipped there is the option to utilise permitted development rights or full planning for the erection of a new Grainstore and/or an agricultural yard.

Environmental Designations

Part of the woodland is designated as Ancient Woodland.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

The property benefits from a right of access over third-party land, shown shaded brown on the sale plan. The vendor will reserve a right of access around Easter Hall Reservoir for amenity purposes. Further details are available from the selling agent.

Boundaries

The purchaser will be required to erect, within six months and thereafter maintain, boundary fences where new boundaries are being created with the Vendor's retained land as marked A-B-C and also at locations D-E on the plan. The location of the new fence line will be GPS'ed pegged at the target points by a Bidwells land surveyor. Further details available from the selling agent.

Registered Title, Timber, Sporting & Mineral Rights

The land is registered under the Title Numbers: EX412953, EX351520, part of EX950796 and AA27217.

The property is subject to a caution in favour of the Duchy of Lancaster in relation to mines and minerals, which is registered with title numbers EX896731 and EX896736.

It is believed that all timber, sporting, and mineral rights are included in the sale, insofar as they are owned.

Value Added Tax

Should any sale of the farm, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT,

such tax will be payable by the purchaser in addition to the contract price.

360 View



Please scan the QR code or click this [LINK](#)

Aerial Video



Please scan the QR code or click this [LINK](#)

Solicitors

Sintons LLP

Contact: Emily Richardson

Postcode

CM1 4QP

What3words

The location of the land off Poplar Road is: ///tangent.clerics.washroom

The location of the land off The St is: ///clarifies.heightens.broth

Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call Ruth Bonner on 07443 350780.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authorities

Uttlesford District Council

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

Given the potential hazards of a working farm and its associated machinery we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in June 2026. Only those fixtures and fittings described in the sale details are included in the sale.

Date

These particulars were prepared in August 2026.



Important Notice

These particulars are intended as a guide only and do not form part of any offer or contract. All information, descriptions, photographs, plans and measurements are believed to be correct at the date of publication but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy by inspection and independent enquiry. Bidwells LLP has not tested any services, appliances, facilities or equipment referred to in these particulars, and has not independently verified planning permissions, building regulations approvals or other statutory consents or designations affecting the property.

We are required to bring to your attention any material information known to us that is relevant to your decision whether to view or purchase a property. Where known, such information is included in these particulars or we will provide it to you on request.

This property is sold subject to, and with the benefit of, any agricultural tenancies, grazing licences or other occupation or use licences, sporting rights, mineral rights and mines and minerals reservations, easements, wayleaves, rights of way, restrictive covenants, environmental land management scheme agreements, environmental or conservation designations, and any other entitlements, rights or encumbrances affecting the land, details of which are available on request. Prospective buyers should make their own enquiries before proceeding.

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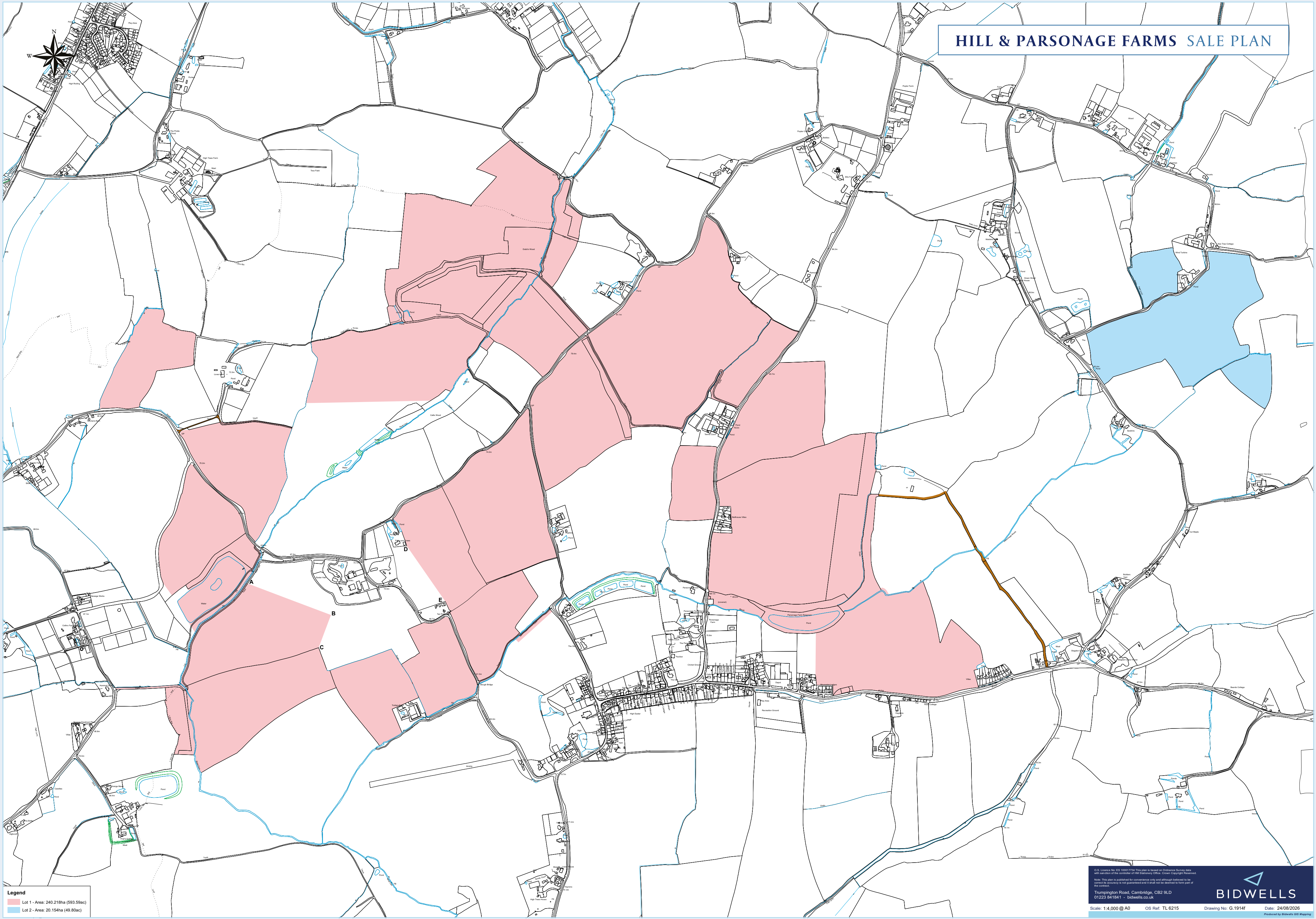
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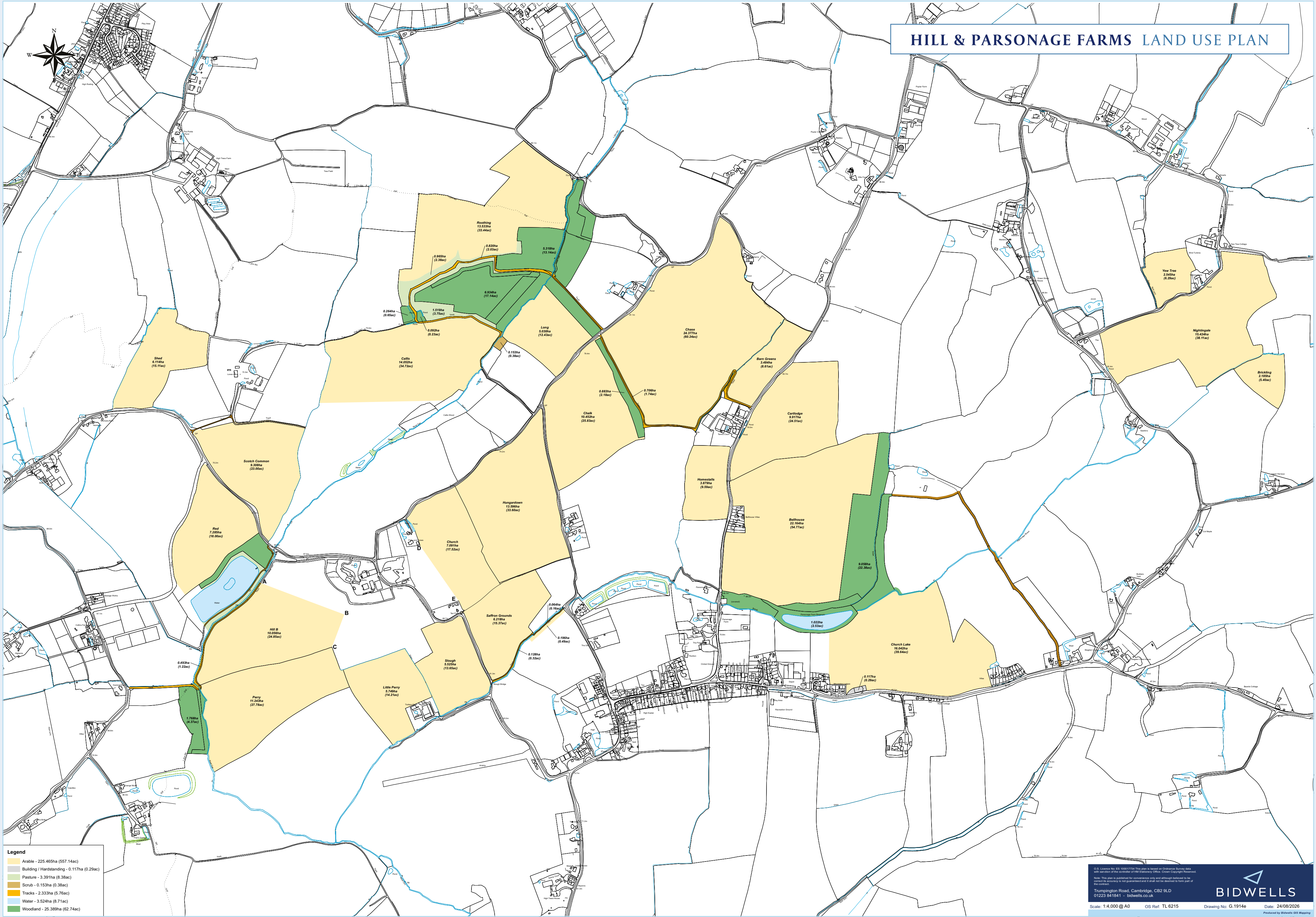


HILL & PARSONAGE FARMS SALE PLAN



Legend
Lot 1 - Area: 240.218ha (593.59ac)
Lot 2 - Area: 20.154ha (49.80ac)

HILL & PARSONAGE FARMS LAND USE PLAN



Legend

- Arable - 225.465ha (557.14ac)
- Building / Hardstanding - 0.117ha (0.29ac)
- Pasture - 3.391ha (8.38ac)
- Scrub - 0.153ha (0.38ac)
- Tracks - 2.333ha (5.76ac)
- Water - 3.524ha (8.71ac)
- Woodland - 25.389ha (62.74ac)

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