



APPLEBY STREET FARM

Appleby Street, Cheshunt, Waltham Cross EN7 6QT



Carter Jonas

A rare opportunity to rent an equipped smallholding extending to approximately 92.43 acres on a 20 year Farm Business Tenancy.

- Cheshunt - 3 miles
- Harlow - 14 miles
- St Albans - 18 miles

To Let by Informal Tender.

SITUATION

Appleby Street Farm lies on the edge of the town Cheshunt to the north of London in Hertfordshire. Cheshunt provides everyday facilities including a church, educational facilities and public houses. There is an excellent choice of both state and private schools including Haileybury and Duncombe School.

Lying within easy reach of the A10 and M25, the property benefits from good transport links with access to the wider road network and central London. A mainline railway service is available at Cheshunt (3 miles) into London Liverpool Station.

DESCRIPTION

Appleby Street Farm is a smallholding comprising a farmhouse, a good range of modern farm buildings together with 92.43 acres (37.41 hectares) of Grade 3 agricultural land all currently down to pasture. The farm is available as a whole, as shown edged red on the plan.

APPLEBY FARMHOUSE

Situated within the farm holding the farmhouse comprises a white painted timber clad two storey dwelling.

Please refer to floorplan for internal layout.

Outside, the house opens up to a large garden which is laid to lawn and sheltered from the view of the passing traffic by a tall fence.

FARM BUILDINGS

Accessed off the highway, the farm buildings are well situated within the yard and comprise of several livestock and general purpose buildings. Adjacent to the farmhouse is a farm shop with cool store to the rear.

THE LAND

The land comprises 92.34 acres of pasture land which is enclosed by a mixture of mature native hedges and post and wire fencing. Divided into two blocks with good sized enclosures, the land benefits from road frontage.

Gently undulating, the land is classified under the MAFF Land Classification as predominantly Grade 3. According to the Soil Survey of England and Wales, the soils are of the Windsor series being slowly permeable, clayey soils with good mostly brown subsoils.

TENURE/TENANT

The farm is a County Council Smallholding offered to let as a whole from 25th March 2019 on a 20 year Farm Business Tenancy. The farm is listed as Appleby Street Farm, Cheshunt in the list of Smallholdings held by the County Council and the tenancy will be granted subject to all current legislation relating to Statutory Smallholdings under the Agriculture Act 1970. The agreement will include an annual break clause for both Landlord and the Tenant together with 3 yearly rent reviews. The Agents will carry out a schedule of condition and soil survey prior to the commencement of the tenancy agreement.

The Landlord is looking for a progressive tenant who will farm the land with a strong emphasis on environmental management. Appropriate farm diversification is encouraged.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register for the Basic Payment Scheme. The Landlord will transfer 36.37 entitlements to the Tenant for the duration of the term.

On termination of the tenancy, the Tenant will transfer the entitlements back to the Landlord.

DESIGNATIONS

The property is located within a surface water Nitrate Vulnerable Zone (NVZ) and the London Green Belt.



SERVICES

Mains water and electricity are connected to the farmyard and buildings. Appleby Farmhouse benefits from mains water, electricity and mains gas.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is let subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains and water, gas and other pipes, whether specifically referred to or not. A number of public footpaths cross the land.

There is a right of access connecting the two parcels of land, as highlighted on the plan (marked A-B).

SPORTING RIGHTS

Sporting rights are retained by the Landlord.

LOCAL AUTHORITY

Broxbourne Borough Council
Tel: 01992 785555 Web: www.broxbourne.gov.uk

INFORMATION PACK

An information pack is available to prospective tenants. This pack provides further information on the holding and is available on request from the agents.

VIEWING

Viewing days will be held by appointment with the Agents, Carter Jonas on 01865 819627.

APPLICATIONS

Interested parties are asked to submit their tenders in a sealed envelope marked clearly "Appleby Street Farm FBT Informal Tender" by 12 noon on Friday 25th January 2019 to:

Anna Kwiatkowski MRICS, Carter Jonas LLP, Mayfield House, 256 Banbury Road, Oxford, OX2 7DE.

Tenders must be submitted on the proforma provided which is available within the information pack. Informal tenders should be submitted subject to contract and any other conditions on which the informal tender is made should be specified.

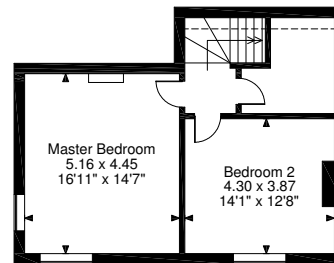
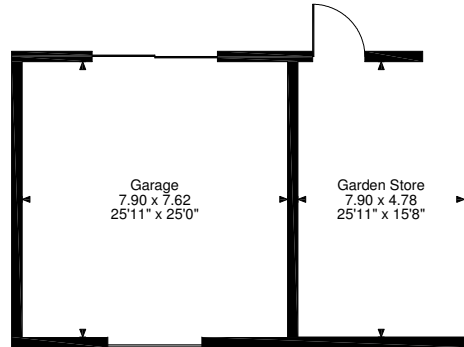
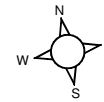
DIRECTIONS (EN7 6QT)

From the M25 head north at J25 onto the A10 northbound. Take the first exit at the roundabout to Bury Green, following signs to Cheshunt and Cuffley. Approximately 0.5 miles later take the second exit at the roundabout and then the first exit at the roundabout staying on Rosedale Way.

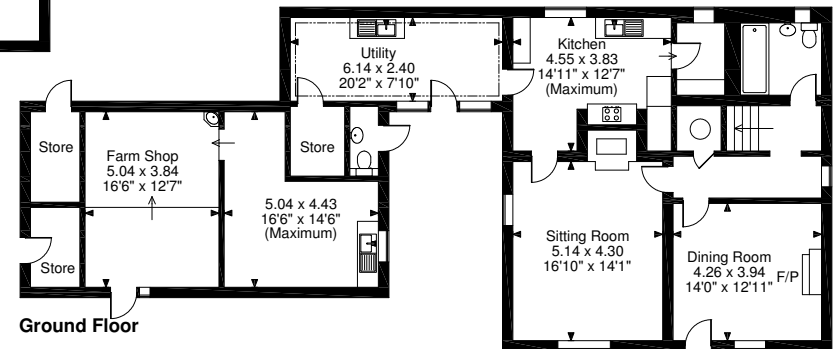
Take the first exit at the next roundabout with Fourfields Quantum Care on your right. Then take the third exit up the hill onto Dig Dag Hill and turn right at the T junction. Take the first left and left again at the T junction. Turn left onto Appleby Street and after 0.5 miles you will find a gateway with Appleby Street Farm Shop signposted on your right.

Appleby Street Farm, Appleby Street, Waltham Cross

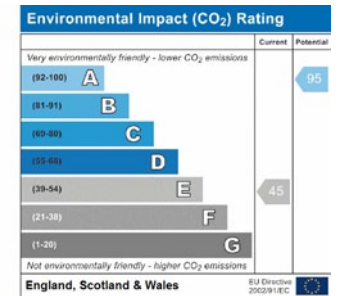
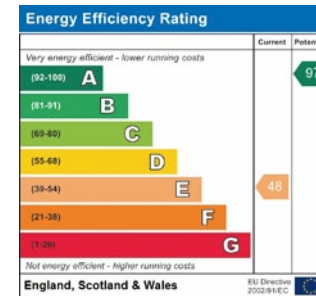
Approximate Gross Internal Area
Main House = 1,632 sq ft / 152 sq m
Garage = 648 sq ft / 60 sq m
Garden Store = 483 sq ft / 45 sq m
Farm Shop = 399 sq ft / 37 sq m
Quoted Area Excludes 'External W.C.'



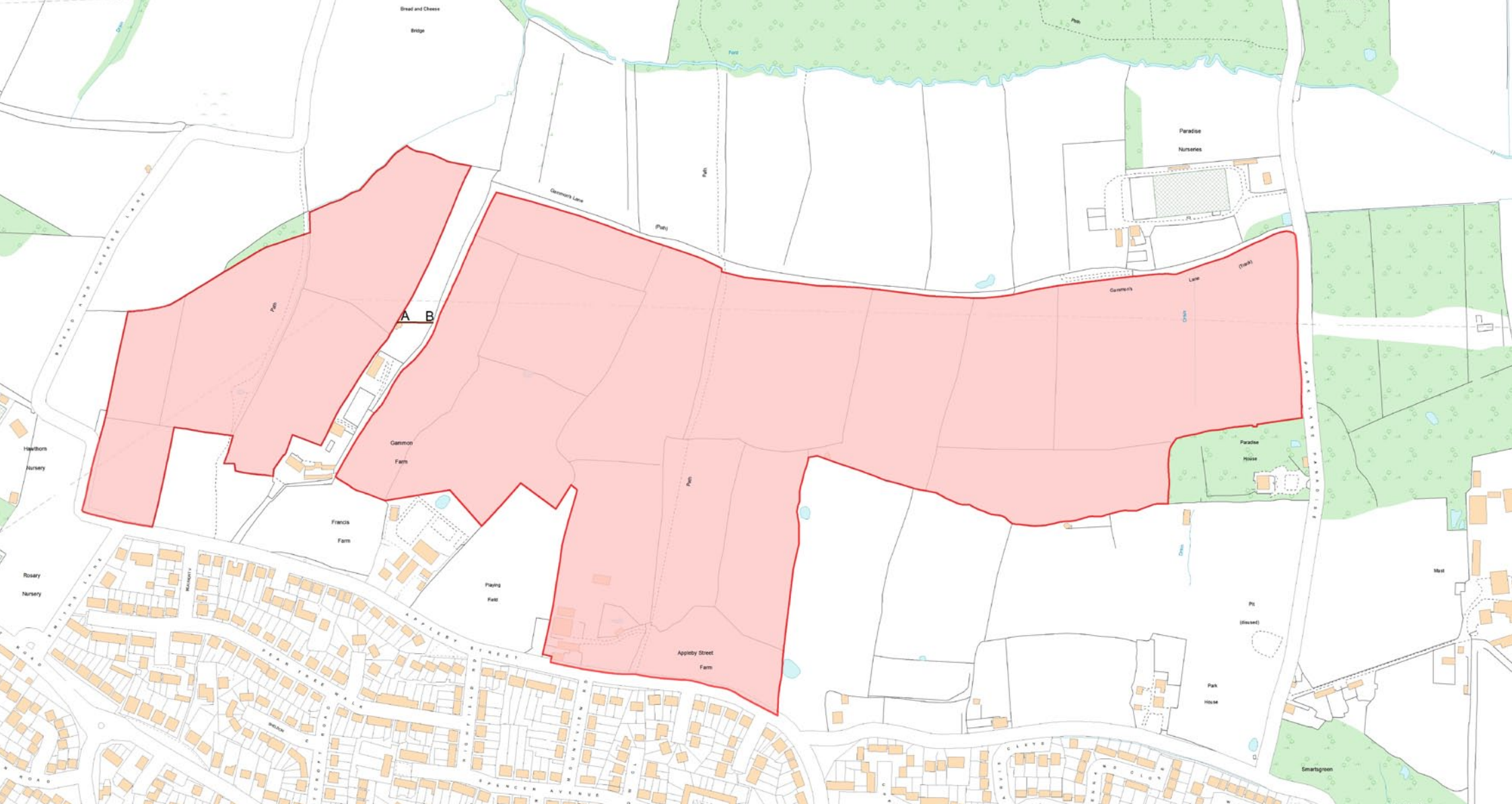
First Floor



Ground Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Important information

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