

# HALL WOOD, SHENFIELD

BRENTWOOD, ESSEX



savills



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About 19.78 acres (8.01 hectares)

For sale by private treaty as a whole

Brentwood – 1.0 mile

Billericay – 5.0 miles

Ongar – 8.5 miles

Chelmsford – 10.0 miles

(all mileages approximate)

### Situation

The land at Hall Wood is located to the north of the built area of Shenfield on the outskirts of Brentwood, set back from Hall Lane and surrounded by open fields. A gated entrance off Hall Lane provides a vehicular right of access to the land on its eastern side.

The land is approximately 500 metres from the A1023 Shenfield Road, which gives access to the Ongar/Ingrave Road, the A12 at Mountnessing and the M25 at Junction 28. The mainline railway station at Shenfield provides access to London Liverpool Street station from 24 minutes.

### Description

Hall Wood is an attractive and extensive block of woodland, with an area of open grassland to the north side. A mixed deciduous woodland with a diverse canopy composition and trees of varying maturity, species include oak, beech, ash, alder, sweet chestnut, silver birch, hornbeam and sycamore.

The majority of the woodland is clear from undergrowth, with some holly in the shrub layer and an extensive carpet of bluebells. The land is classified as Grade 3 on the Land Classification Series of England and Wales, a clay loam of the Windsor soil series.

The land is reached by a hardcore track off Hall Lane over which the land benefits from a right of access for agricultural and private forestry purposes, as shown coloured blue on the enclosed plan.

The land extends to approximately 17.46 acres (7.07 hectares) of woodland and 2.32 acres (0.94 hectares) of grassland, as shown on the plan coloured green and yellow respectively.

### General Remarks and Stipulations

**Tenure:** The property is offered for sale freehold with vacant possession upon completion.





**Designations:** The land is within a surface water Nitrate Vulnerable Zone (NVZ) and the Green Belt. Hall Wood is designated as ancient and semi-natural woodland and as a Local Wildlife Site (LoWS) by Brentwood Borough Council.

**Town and Country Planning:** The property is offered subject to any current or past development, designation and policies, tree preservation orders, town planning schedules, applications, submissions and resolutions which may be or may come into force.

A tree preservation order (No. TPO5/1948) is registered.

**Local Authority:** Brentwood Borough Council, Town Hall, Ingrave Road, Brentwood, Essex, CM15 8AY Tel: 01277 312500

**Sporting, Minerals and Timber:** In so far as they are owned by the vendor, rights of sporting, minerals and timber are included in the sale. All such rights are believed to be owned by the vendor.

**Plans, Areas and Schedules:** The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to boundaries or any points arise on the General Remarks and Stipulations, particulars, schedules, plans, or the

interpretation of any of them, such questions shall be referred to the selling agent whose decision acting as expert shall be final.

**Easements, Covenants and Rights of Way:** The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

The woodland is reached via a hardcore track off Hall Lane over which the land benefits from a vehicular and pedestrian right of access for the purposes of agriculture and maintenance of the land, and also the purpose of forestry and shooting to the extent that these are part of normal agricultural and maintenance activities in the private interests of the owner not for any commercial forestry, shooting or similar enterprise.

The access track is the route of a public footpath.

The land is sold subject to an existing covenant restricting the use of the land to agriculture, horticulture or forestry for a period of 40 years from 1st November 2002. If a planning permission for development is obtained for alternative uses during this period, the covenant retains to a previous owner any uplift in value arising.

**Exchange and Completion:** Exchange to take place with a 10% deposit within 28 working days from receipt of the draft contract from the vendor's solicitor with completion within 21 days thereafter or otherwise by agreement.

**VAT:** Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof, or any right to it becomes chargeable for the purposes of VAT, such tax will be payable in addition.

**Fixtures and Fittings:** Unless described in these particulars, fixtures and fittings are specifically excluded from the sale.

**Method of Sale:** The land is offered for sale by private treaty as a whole.

#### Viewing

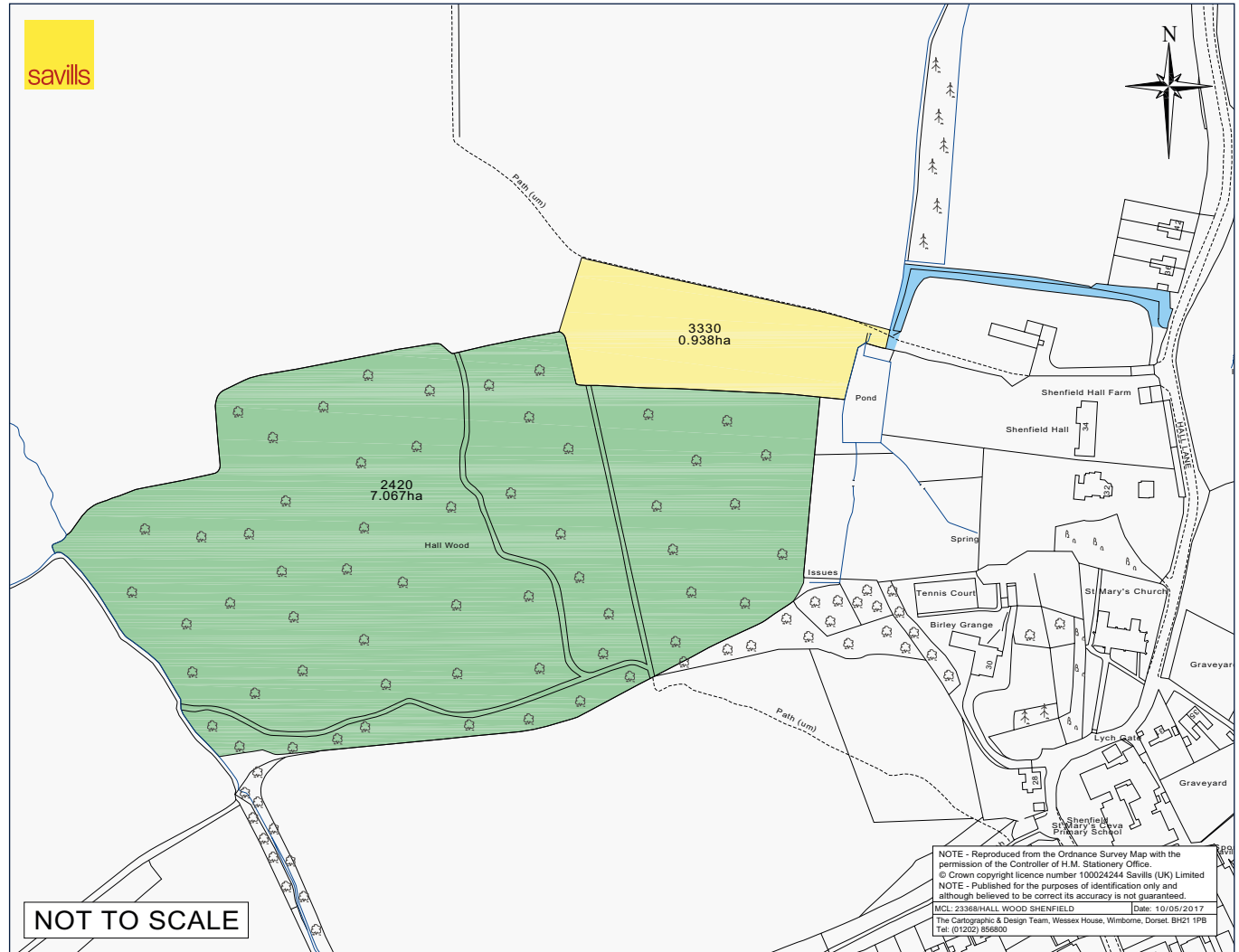
Strictly by appointment with the vendor's agent. Before travelling to view the property please discuss with the vendor's agent any point which is of particular importance to you. Interested parties must pre-register with Savills to arrange a viewing time and given the potential hazards of working farmland visitors must, before entering the property, be briefed on possible hazards. Visitors must carry a hard copy of these particulars for identification on site.

#### Directions

Heading east along the A1023 Shenfield Road turn left off the main road in Shenfield into Hall Lane. Continue for about a third of the mile and the entrance of the access track lies on the left hand side, approximately 150 metres after the church. Heading west from the A12 along the A1023 turn right into Hall Lane and follow the directions above.







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