



# LAND AT WELCHES FARM

WHITEHORSE LANE, WELWYN, AL6 0HB



# A WELL-LOCATED BLOCK OF COMMERCIAL FARMLAND SITUATED CLOSE TO WELWYN GREEN AND DATCHWORTH DIVIDED INTO TWO EASILY WORKED ENCLOSURES

## PROPERTY SUMMARY

- Currently in arable land and divided into two parcels by Coltsfoot Lane
- Road frontage
- Access is available in several locations both on to Whitehorse Lane and Coltsfoot Lane
- Versatile arable land
- East Hertfordshire Green Belt

In all extending to approximately 114.11 acres  
(46.180 hectares)

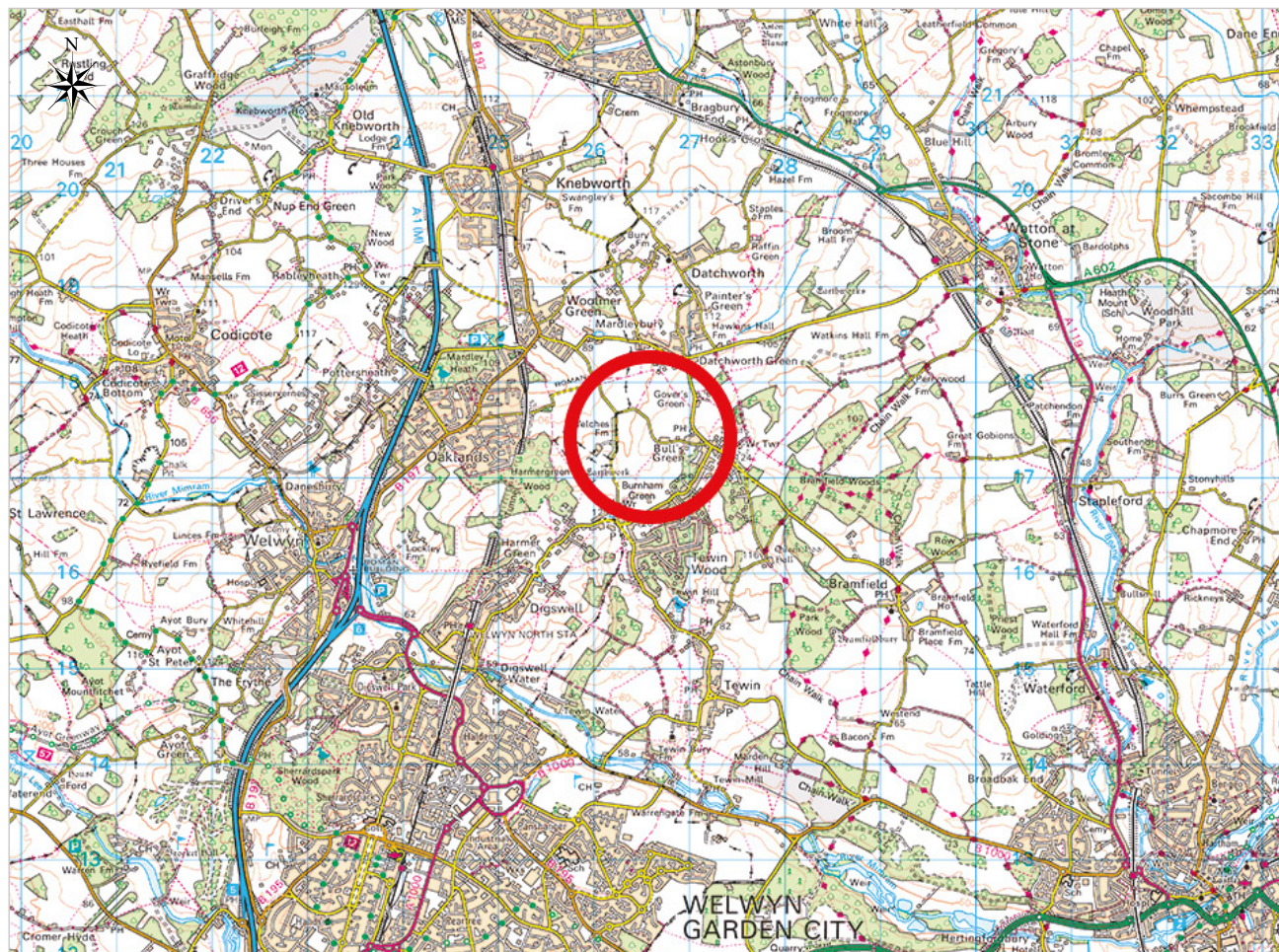
## BRIGGS&STONE

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## INTRODUCTION

A block of commercial arable land adjoining Welches Farm which extends to approximately 46.180 hectares (114.11 acres) of Grade 3 arable land. It is divided into two blocks Lot 1- 69.05 acres and Lot 2- 45.06 acres. The land is offered for sale with vacant possession. The holding is well suited to either arable or grass production and also offers potential for alternative uses subject to all necessary planning permissions being obtained.

## LOCATION & SITUATION

The land lies between the popular villages of Burnham Green and Datchworth and is situated 3 miles away from the village of Welwyn, and 4 miles North East of Welwyn Garden City, 5 miles south of Stevenage, 16 miles east of Luton and 30 miles north of London.

Road connections are good, with access onto the A1(M) motorway located approximately 2.2 miles to the southwest of the property. Welwyn North railway station is approximately 2.4 miles by road and there are direct services to Welwyn Garden City (5 mins), London Kings Cross (34 mins) and Cambridge (52 mins).



## DESCRIPTION

The holding comprises a productive ring-fenced block of Grade 3 arable land, extending in all to approximately 114.11 acres (46.180 hectares). The land is currently in an arable rotation and offers the potential to provide useful additional commercial land, regenerative opportunities and other environmental enhancement given its close proximity of local conurbations such as Luton and Welwyn Garden City.

Divided into two field parcels with a tree belt fronting White Horse Lane. The holding is well served by field margins and internal access tracks. The soil type and quality support a wide range of cropping- Spring Beans, Winter Wheat and Spring Barley. The cropping history is set out in the table below:

### SCHEDULE OF AREA AND CROPPING

FIELD NAME	FIELD PARCEL NO.	CROPPED AREA (HA)	2021	2022	2023	2024	2025
Big Field - Lot 1	4231	28.0058	Winter Wheat	Spring Beans	Winter Wheat	Spring Barley	Spring Barley
Near Hotel - Lot 2	7872	18.2349	Spring Beans	Winter Wheat	Winter Wheat	Spring Barley	Spring Barley



## ACCESS

There are several points of access onto Whitehorse Lane and Coltsfoot Lane.

## PLANNING

The holding lies within the Jurisdiction of East Hertfordshire District Council. The entirety of the land is within the Green Belt.

Possible diversification opportunities may also be available, subject to the necessary planning permission. Buyers are advised to satisfy themselves as to potential alternative uses.

## GENERAL REMARKS

### TENURE & POSSESSION

The holding is offered freehold with vacant possession granted upon completion, with the exception of the lease with the Environment Agency for a borehole monitoring installation on Lot 1 for a period of 125 years from 1999. Further details are available.

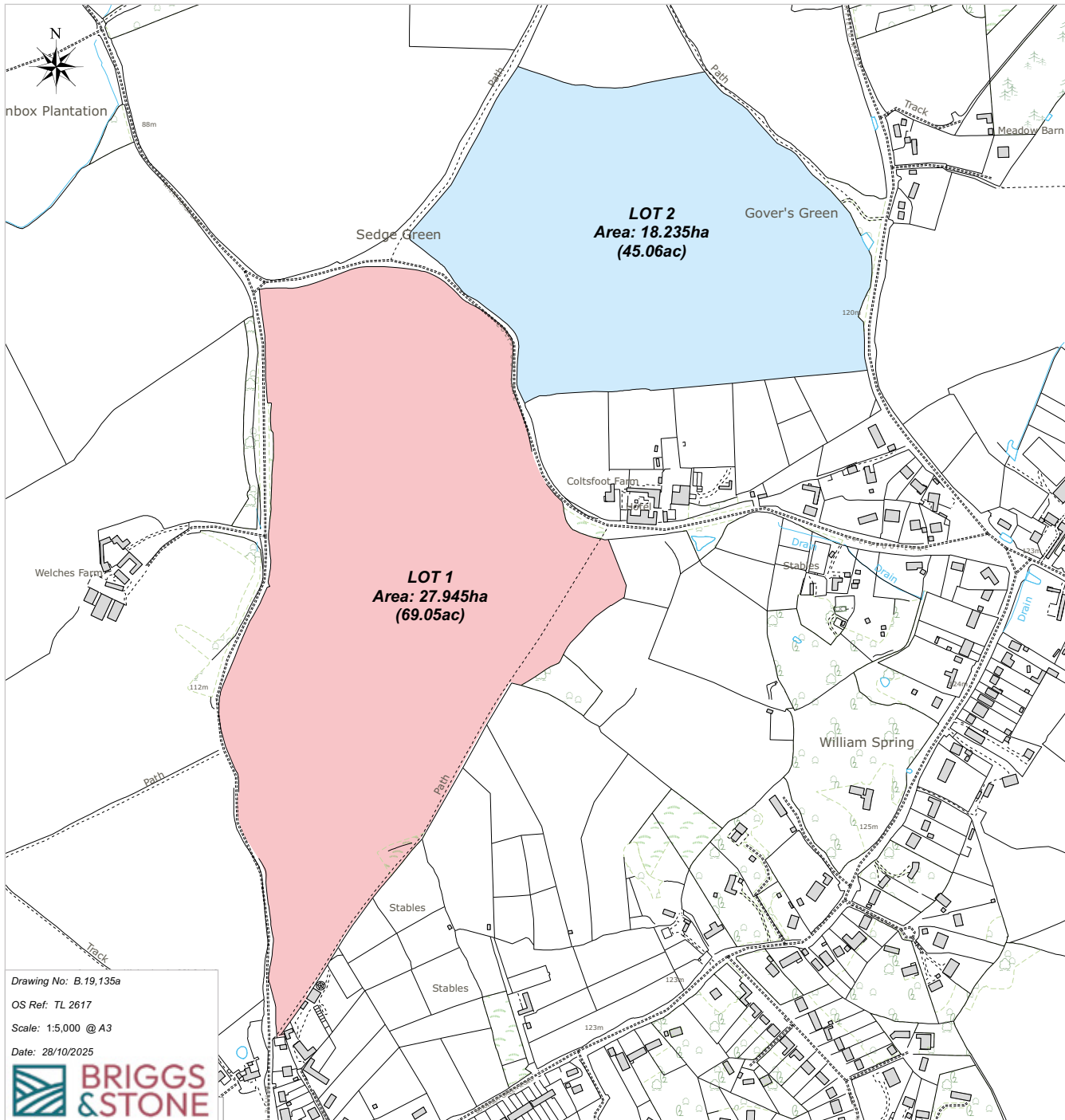
### SERVICES

There are no services connected, but water and electricity may be available close by subject to utility company approval.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies





and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

A Cadent mains gas pipe (high pressure) crosses both parcels of land. Further information available on request. An Affinity Water mains pipe intersects the northern part of Lot 2.

An 11 KV overhead line crosses the southern part of Lot 1 in a south east to north west direction. A public footpath traverses the land on Lot 1 on the East side. Access to a local bridleway is close by.

### INGOING CROP VALUATION/ HOLDOVER

The purchaser(s) of Land at Welches Farm shall, in addition to the purchase price, be obliged to take over and pay for all cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery as well as any increment representing the enhanced value of the establishment and age of such crops. The valuation of such will be agreed by a mutually appointed valuer(s). Alternatively, holdover will be agreed for a defined period to allow the growing crop to be harvested.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Holdover on part of the property may be required subject to sale timing.

### MINERAL & SPORTING RIGHTS

The mines, minerals and sporting rights, such as they exist are included in the freehold.

### LOCAL AUTHORITY

East Hertfordshire County Council, 1 Riverside, Bishop Stortford, Hertfordshire.

### METHOD OF SALE

For sale as a whole or 2 lots by Private Treaty.

### SELLERS SOLICITORS

Debenhams Ottaway  
Ivy House, 107 St Peter's St, St Albans, AL1 3EW

FAO: Lorna Wilkinson  
E: lk@debenhamsottaway.co.uk

### LEGAL COSTS

The parties are to bear their own costs.



## DIRECTIONS

what3words access point from Northern field:  
///brands.taking.tags

what3words access point from: Southern field:  
///silk.bank.dared

## VIEWINGS

By appointment through selling agents, Briggs and Stone Ltd.

### Will Taylor

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## ANTI-MONEY LAUNDERING

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

## INFORMATION PACK

Additional information on the land is held in an information pack, available on request.

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