



MUNCHES FARMS LIMITED

CUMBERLOW GREEN, HERTFORDSHIRE



A VERY PRETTY RING FENCED BLOCK OF ARABLE LAND AND WOOD EXTENDING TO 478 ACRES

MUNCHES FARMS LIMITED, CUMBERLOW
GREEN, HERTFORDSHIRE, SG7 6RN

Baldock 3.5 miles ♦ Stevenage 8.1 miles ♦ Royston 10.4 miles
(All mileages are approximate)

Description	Hectares	Acres
Arable/Environmental	169.529	418.93
Woodland	22.787	56.30
Misc	1.314	3.24
Total	193.630	478.47

Introduction

Located between the villages of Cumberlow Green to the east and Clothall to the west in rural Hertfordshire, the land owned by Munches Farm Limited offers prospective purchasers an excellent opportunity to acquire 100% of the shares in Munches Farm Limited.

Divided into 13 sizeable fields the land is well suited to modern cereal production with easy access onto the A507 running between the towns of Baldock to the west and Buntingford to the east.

Description

Arable land

The land is classified by the Land Classification Series of England and Wales as mainly Grade 3 with small areas of Grade 2 at the eastern and western tips. The soils are described as being predominantly of the Hanslope Series being a clay over chalk. The soils on the lower areas of the farm are clayey and get progressively chalky as you rise.

All of the fields are accessible from either the public highway or from a series of internal tracks. In recent years the land has been farmed in a rotation of wheat, oats and beans with additional areas given over for environmental benefit.





Environmental

The whole farm is included within a countryside scheme administered under the LEAF Marque (Linking Environment and Farming). This is an environmental assurance system which recognises more sustainably farmed products. Significant areas of land, predominantly around woodland edges, have been managed for environmental benefit. These areas could be continued or brought back into arable production.

Woodland

The woodland extends to 56 acres and, with the addition of game covers and bird seed mixes, has historically formed the basis of a family shoot which takes advantage of the natural undulation in the land. The 3 main areas of woodland (Coldash Wood, Rydals Wood and Munches Wood) are a mix of mostly broadleaved trees and are classified as Ancient and Semi-Natural Woodland. The woods provide the basis of a habitat for a variety of flora and fauna and there is an abundance of Bluebells in the spring.



Cropping

Field Name	2021	2020	2019	2018	2017
South Common	s.oats	w.wheat	w.oats	w.wheat	w.beans
North Common	s.oats	w.wheat	w.oats	w.wheat	w.oats
Coldash	s.oats	cover	w.oats	s.wheat	w.beans
Home Field	cover	cover	w.oats	w.wheat	w.beans
Westfield Common	cover	cover	w.oats	w.wheat	w.beans
Rydals	cover	cover	w.oats	s.wheat	w.beans
Shillington	s.oats	cover	w.oats	w.wheat	w.beans
Valley	s.oats	cover	w.oats	w.wheat	w.beans
Whites	s.oats	cover	w.oats	w.wheat	w.beans
Centre Field	s.oats	w.wheat	w.beans	w.wheat	w.oats
Big Rags	s.oats	cover	w.oats	w.wheat	w.beans
Pie Bush	s.oats	w.wheat	s.beans	w.wheat	w.oats
Chalk Pit	s.oats	w.wheat	w.beans	w.wheat	w.oats

General Remarks and Stipulations

Method of Sale

The majority of the property is owned by Munches Farms Limited and it is proposed to transfer 100% of the shares in the company. Full details of the company including copies of trading accounts are available from the Vendors' agents Savills and their solicitors Taylor Vinters who will also permit access to the Data Room. It is envisaged that the transfer will be with a zero bank balance and no financial liabilities. The company owns no machinery and has never employed any staff. All work has been conducted through the use of contractors.

Tenure

The freehold is registered with the land Registry under Title Number HD327998.

Exchange of contracts and completion

The transfer of shares in the company will be concluded as soon as possible and on a date to be agreed which will take into account the financial position of the company and the suitability of the timing thereof.

Services

The property does not have any connection to services.

Sporting, Minerals and Timber

In so far as they are owned by the Vendors, rights of sporting, minerals and timber will be included in the sale. There is a small area of the farm where the mines minerals were reserved out of a previous sale in 1989. Further details are available from the Vendors' agents.

Basic Payment Scheme

The company owns 170.70 entitlements. An application for the Basic Payment Scheme for 2021 was completed by the Vendor company in May 2021. The payment to be made by the Rural Payments Agency is due to be dispatched in December 2021 and will be payable to Munches Farms Limited. The anticipated income is £36,835.

Planning

The property is offered subject to any current or past development plans, tree preservation order, town planning schedule, applications, permissions and resolutions which may or may not come into force. The Purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

VAT

The Vendors have not made an election to charge VAT on the property. However, VAT will be charged on the transfer of the entitlements to Basic Payment.

Easements, Covenants, Rights of Way and Restrictions

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 the particulars or not.

There are two public footpaths which cross the property. There is also a personal right granted of way granted with permission to a neighbour for access by agricultural machinery. This is terminable with immediate effect.



Solicitors

Taylor Vinters, Merlin Place, Milton Road, Milton, Cambridge, CB4 0DP Ref: Rupert Melville-Ross

Local Authority

The majority of the farm is within North Hertfordshire District Council, Town Lodge, Gernon Road, Letchworth Garden City, Herts, SG6 3HN. There is a small area which is included within East Hertfordshire District Council, Wallfields, Pegs Lane, Hertford SG13 8EQ

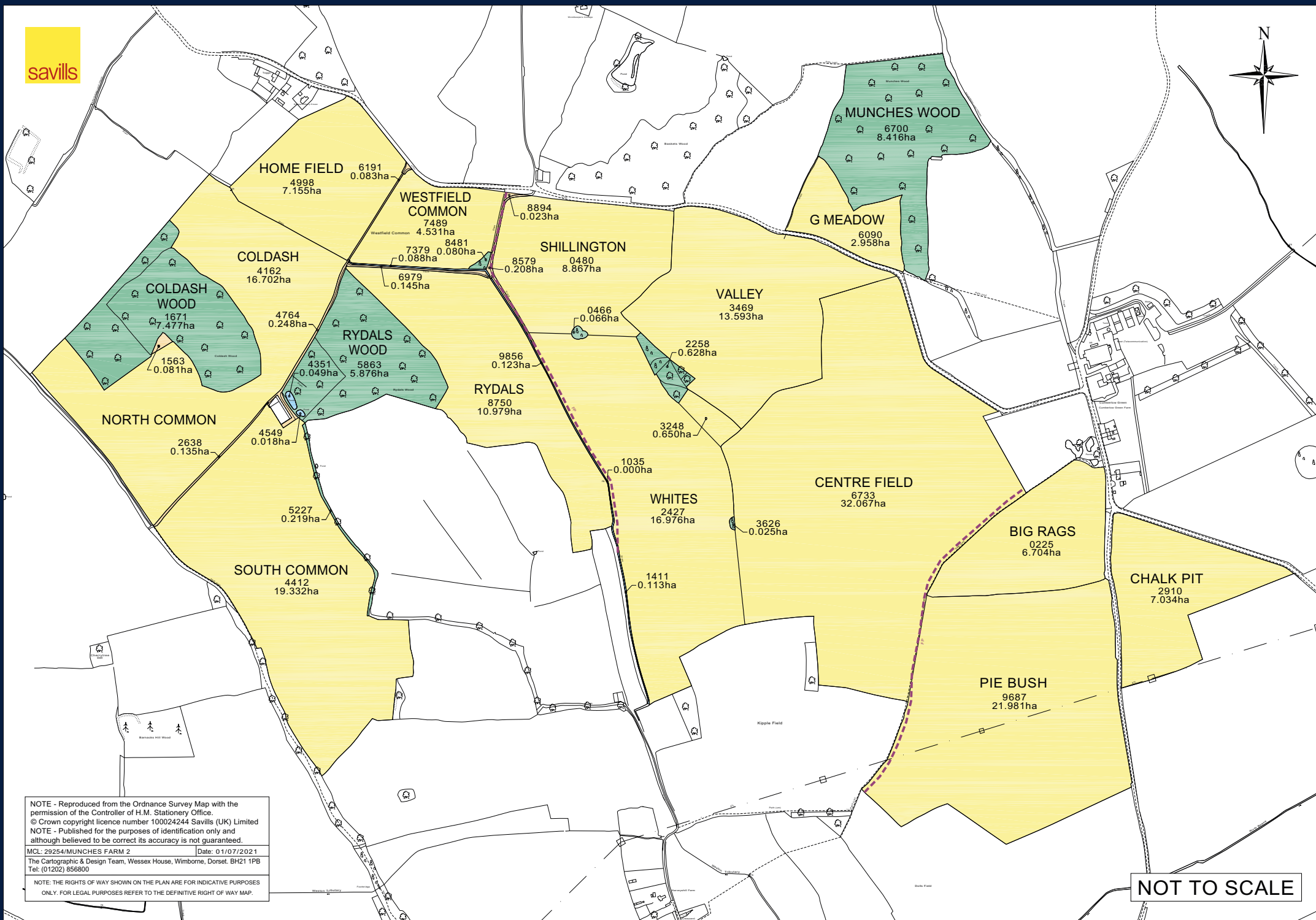
Postcode & What3Words

Post code - SG7 6RN

What3Words - The entrance to the farm can be found using the What3Words location service under the reference loft.spark.flitting

Viewing

Viewing is strictly by appointment with the selling agents.

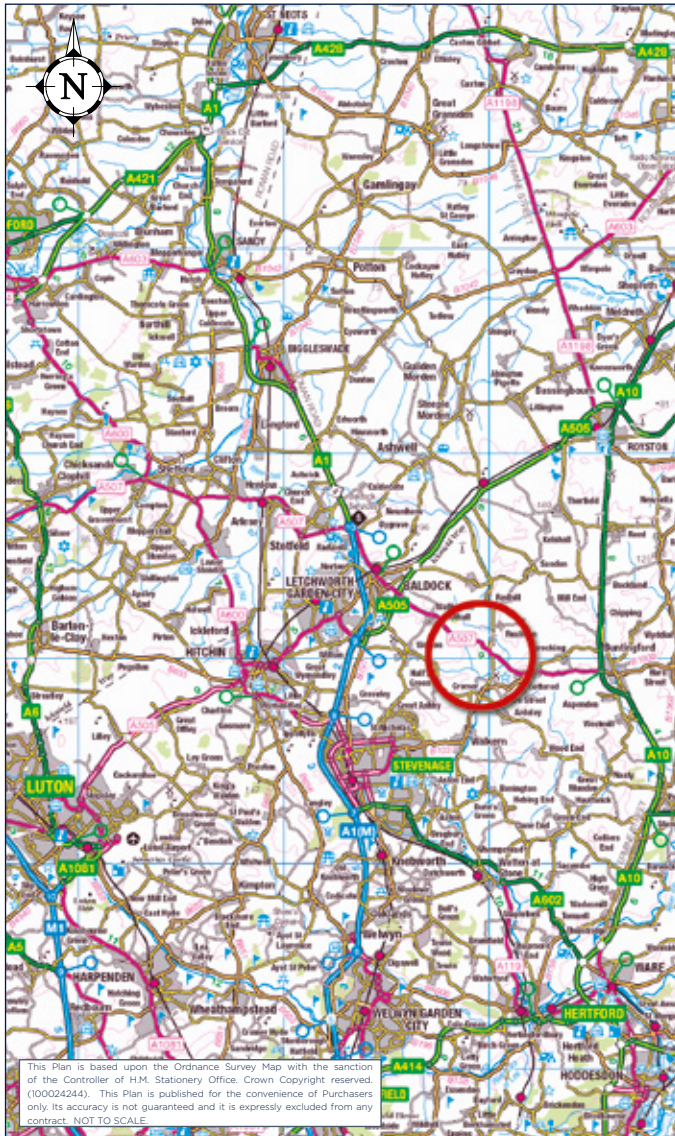


NOTE - Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.
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MCL: 29254/MUNCHES FARM 2 Date: 01/07/2021
The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB
Tel: (01202) 856800

NOTE: THE RIGHTS OF WAY SHOWN ON THE PLAN ARE FOR INDICATIVE PURPOSES ONLY. FOR LEGAL PURPOSES REFER TO THE DEFINITIVE RIGHT OF WAY MAP.

NOT TO SCALE



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