

# BOURNE BARN FARM

WEST BERGHOLT, COLCHESTER, ESSEX





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J26 A12 (2.5 miles) | Colchester (3 miles) | Chelmsford (22 miles) | Stansted Airport (31 miles) | M25 (37 miles)  
Colchester Station (3 miles) London Liverpool Street from 49 minutes  
(All distances and times are approximate)

*‘An arable and grassland farm on the banks of the River Colne situated in a strategic location on the edge of Colchester. With significant potential for alternative uses, such as amenity use, equestrian, environmental enhancement, or development of land and buildings’*

**Lot 1:** Three bedroom period farmhouse | Three bedroom barn conversion | Four unit office space  
Workshops | Modern farm buildings | 97.42 acres of pasture and temporary grass

**Lot 2:** Farm building and 94.81 acres of arable with development potential

**Lot 3:** 8.46 acres of arable adjoining the village

**In all about 200 acres**

**For sale as a whole or up to 3 lots**



Viewing by appointment only.  
These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.

## SITUATION

Situated in a strategic location on the edge of Colchester, Bourne Barn Farm is approached via Bourne Lane, on the outskirts of West Bergholt. Offering excellent transport links from Colchester with J26 of the A12 2.5 miles away, and Colchester train station providing frequent transport to London in approximately 49 minutes. The A12 link will improve further once the proposed new junction to the north of Colchester is complete. The A120 is also accessible which provides access to Stansted Airport.

Colchester is the oldest recorded town in England and can be reached within 15 minutes. It offers a range of shopping, educational, recreational and leisure facilities.

The village of West Bergholt offers two pubs, restaurants, a local co-operative store, pharmacy and good primary school.



## THE FARM

Bourne Barn Farm is a working beef and arable farm with two residential properties and office space, extending to over 200 acres. This includes a split of 100 acres of pasture, 80 of which is temporary pasture, and 100 acres of Grade 3 arable land which is farmed in hand. The land is currently grazed by cattle and the arable rotations include forage for the livestock. There is significant potential for alternative uses, such as amenity use, equestrian, environmental enhancement, or development of land and buildings.



# LOT 1

Lot 1 comprises a charming Grade II listed traditional 3 bedroom farmhouse with a kitchen, conservatory, utility room, sitting room, dining room and bathroom on the ground floor. There are three bedrooms on the first floor. The property offers potential for extension, subject to planning permission and listed building consent.

Located on the other side of the farmyard is a modern barn conversion, which is Agriculturally Tied to the farm, with a large open plan living room/kitchen with views over the land, three bedrooms and two bathrooms. The property benefits from separate parking and a private garden to the rear.

There are a range of modern and traditional farm buildings extending to 1,489.12 sqm (16,028.78 sqft), as well as converted workshops and a traditional office block divided into four units. These are currently occupied and subject to various commercial tenancies which produce a useful income for the farm.

Lot 1 extends to 97.42 acres of pasture and temporary grass on the banks of the River Colne.



Bourne Barn Farmhouse



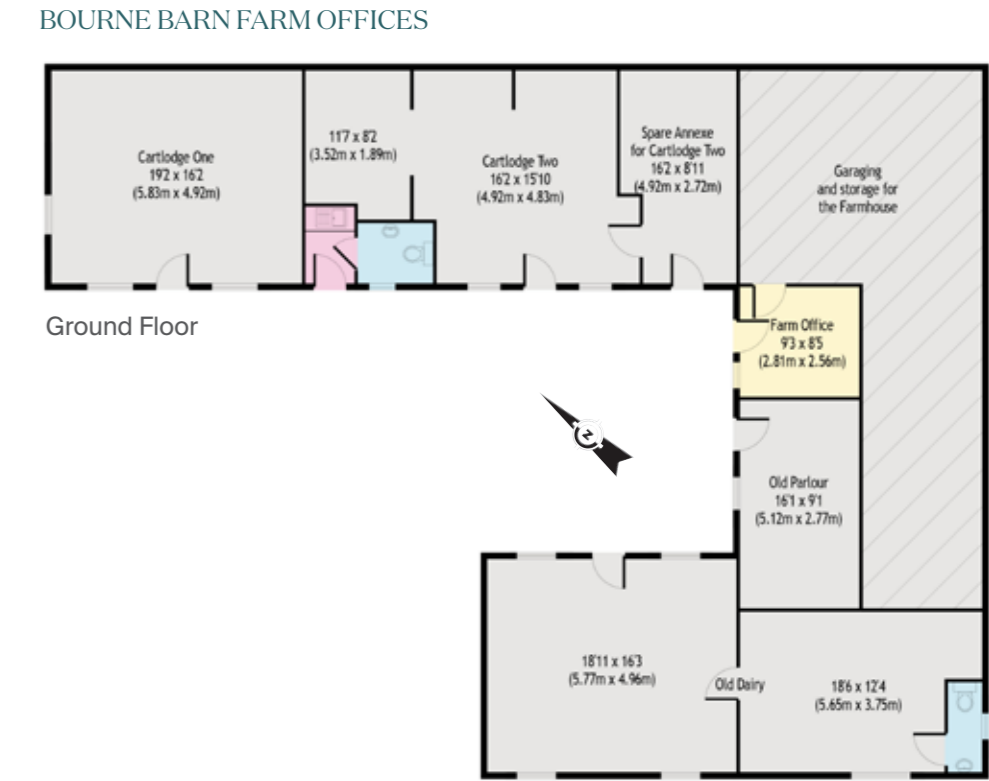
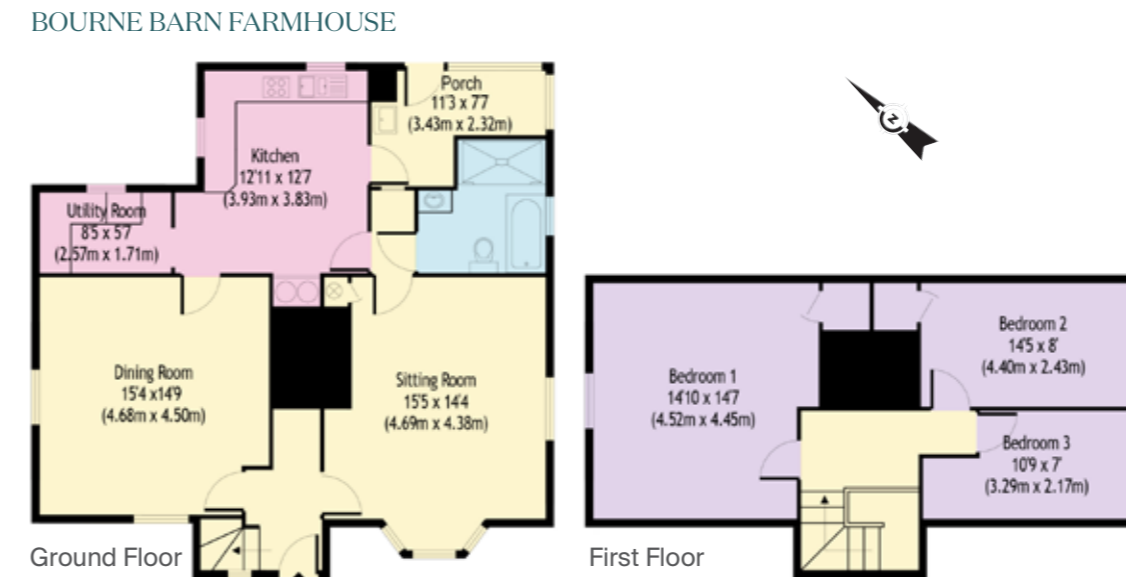
Bourne Barn



Bourne Barn Farm Offices



Bourne Barn Farmhouse





## LOT 2

Lot 2 is accessed off the B1508 down a farm track with substantial hard standing and parking. The lot extends to 94.81 acres of arable land with a modern

farm building which was previously a grain store, of 468.06 sqm (5,038.16 sqft), which is currently occupied. The barn has 3 phase electricity supply.

The building offers significant opportunity for Class MA conversion, subject to the necessary consents, with stunning views over the surrounding land.



## LOT 3

Lot 3 extends to 8.46 acres of arable land adjoining the village of West Bergholt, accessed off Bourne Road. This site offers significant opportunity for alternative uses, subject to the necessary consents.

# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

The property is offered for sale freehold as a whole or up to 3 lots, subject to various tenancies on the buildings, by private treaty.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is one footpath down Bourne Lane towards the golf course. The Vendor has a right of way under the railway arches to access field 4601.

## SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

## SERVICES

Mains water, electricity and oil fired central heating with private drainage.

## FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery. The barn comprises integrated appliances which will be included in the sale.

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agents.

## VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

## OVERAGE

The northern parcels of land in Lot 2, together with fields 3293 and 4776 at Bourne Farm are subject to an overage which may become payable benefitting previous owners, details of which are available upon request from the Vendor's agents.

## HOLDOVER

The Vendor reserves the right to holdover any standing crops or harvested crops stored in the farm buildings for the 2024 harvest.

## LOCAL AUTHORITY

Colchester Borough Council.

## COUNCIL TAX BAND

Band D

## POSTCODE

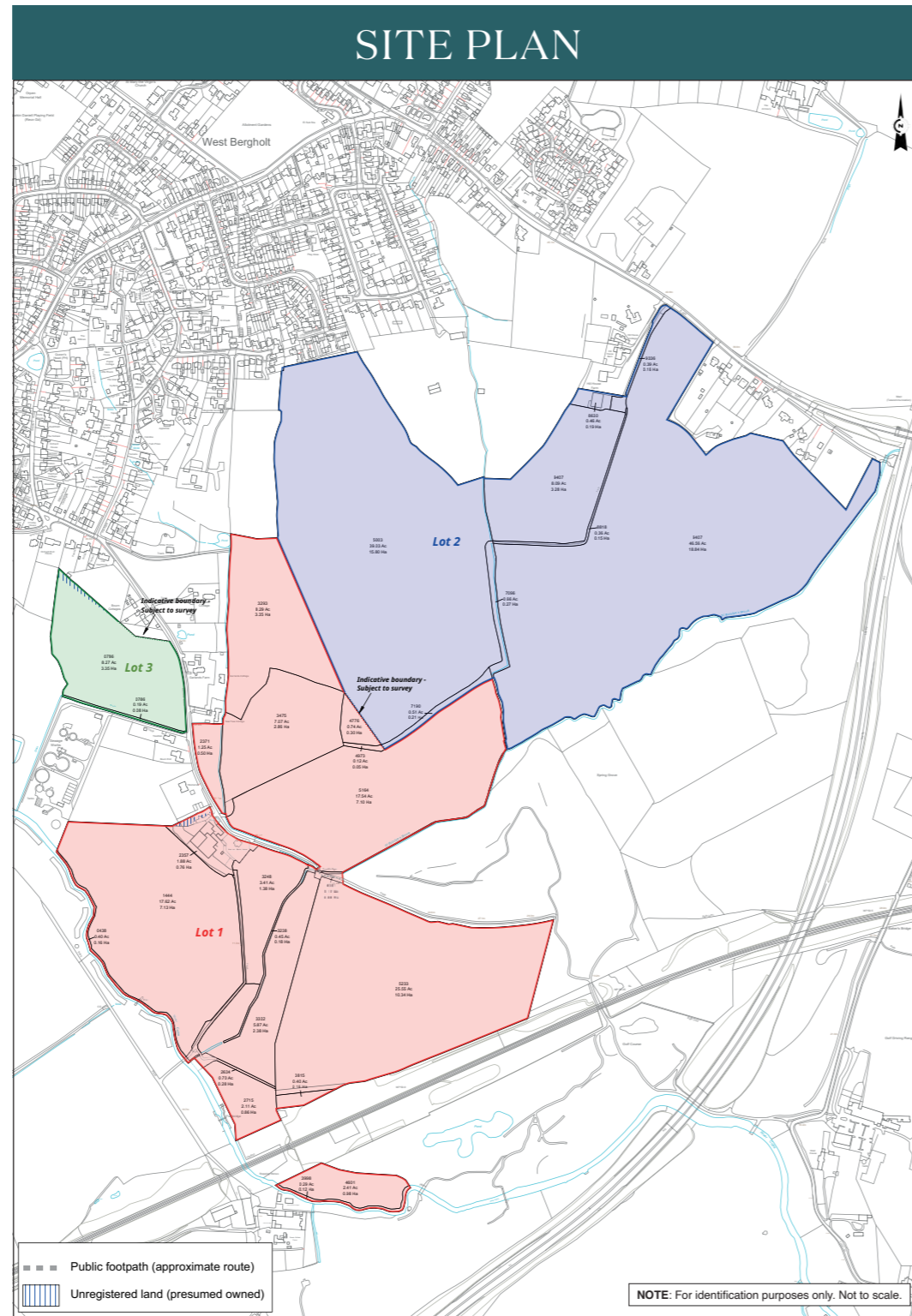
CO6 3EN

## WHAT3 WORDS

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## VIEWINGS

All viewings are strictly by appointment with the Vendor's agents.



Viewing strictly by appointment only. Please contact:

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