



# Sale of Chinagrade Limited

**Agricultural Holdings Act 1986 Tenancy of Land at Coldharbour Farm, Slade Oak Lane, Gerrards Cross**

**A rare opportunity to acquire a Company Tenancy over a holding extending to approximately 19.50 acres**



Photographs taken November 2019

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Briggs & Stone Limited has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Briggs & Stone Limited have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Briggs & Stone Limited incorporated in England & Wales Registration Number 11328499, Registered office is Faulkner House, Victoria Street, St Albans AL1 3SE



# Sale of Chinagrade Limited

## Chinagrade Limited

Offered for sale are the shares of Chinagrade Ltd which owns the company tenancy of a parcel of Land at Coldharbour Farm, Slade Oak Lane, Gerrards Cross under the Agricultural Holdings Act 1986. Other company assets include the Basic Payment Scheme Entitlements. The vendor will clear the trading account prior to completion.

## Location

Coldharbour Farm lies between Gerrards Cross Golf Club and the M25. Access and road frontage are available from Slade Oak Lane.

## Description

The holding comprises a bare parcel of arable land extending to approximately 7.892 hectares (19.50 acres). The land is bounded by Slade Oak Lane to the east and mature deciduous woodland to the north, west and southern boundaries. According to the Regional Agricultural Land Classification Maps the land is graded 3A and 3B. The soil types derive from river terrace with sand and gravel throughout resulting in a sandy loam texture.

## Tenure and Possession

The company, Chinagrade Ltd, is a tenant under the Agricultural Holdings Act 1986. The rent payable is £1,147 per annum with effect from 29 September 2014. Rent payment dates are 25<sup>th</sup> March and 25<sup>th</sup> September in arrears. The landlord and freehold owner is Highways England whose managing agent is Carter Jonas. The freehold interested is registered under title BM60705. Highways England have previously been willing to allow change of use and subletting.

## Tenancy Background

Chinagrade Ltd was incorporated on 7 November 1983. The original occupation of the holding was by way of a licence which commenced in 1979. The vendor served a notice to quit dated 24 November 1982 and the company has remained in occupation ever since.

## Basic Payment Scheme

Included as company assets and offered for sale are a minimum of 6 Normal Non-SDA Entitlements.

## Services

Mains water is connected to the holding, although no meter has been provided. The incoming purchaser will be required to complete the connection with the statutory undertaker, Affinity Water.

## Wayleaves, easements, rights of way

The property is sold subject to and with the benefit of all 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.

## Mineral and sporting rights

The mines and minerals are reserved by the landlord as typical of an Agricultural Holdings Act 1986 tenancy. The sporting rights, such as they exist can be exercised by an incoming purchaser.

## Method of Sale

The company shares are offered for sale by Private Treaty.

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# Sale of Chinagrade Limited

## Vendors Solicitors

Beth Miel  
B P Collins Solicitors  
32 – 38 Station Road  
Gerrards Cross  
Buckinghamshire  
SL9 8EL  
01753 889995  
[beth.miel@bpcollins.co.uk](mailto:beth.miel@bpcollins.co.uk)

## Local Authority

South Bucks District Council.

## Value Added Tax

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

## Anti-Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the vendors agent once an offer has been submitted

and accepted (subject to contract) prior to solicitors being instructed.

## Legal Costs

The parties are to bear their own costs.

## Vendors Agents

Edward Briggs  
September House, 25 Wycombe Road, Princes  
Risborough, HP27 0EE  
07768 367542  
[Edward.briggs@briggsandstone.co.uk](mailto:Edward.briggs@briggsandstone.co.uk)

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Risborough, HP27 0EE  
07470 527523  
[Will.taylor@briggsandstone.co.uk](mailto:Will.taylor@briggsandstone.co.uk)

## Viewings

All viewings to be made by prior arrangement and on foot only during daylight hours with a copy of the particulars. We would ask viewers to be as vigilant as possible for their own personal safety when making an inspection.

## Tender Pack

A full information pack is available on request to include the following:

1. The Articles of Association;
2. The original licence dated 4 February 1980 between the Minister of Transport and Mr A J Sherriff. This converted to an Agricultural Holdings Act 1986 Tenancy and was assigned by Mr Sherriff to Chinagrade Ltd, evidenced by rent demands;
3. Copies of various rent demands from managing agents of Highways England to Chinagrade Ltd;
4. Copies of the past four years of financial statements. Additional details are available on the Companies House Website;
5. Terms agreed with Highways England in respect of Slade Oak Lane compound, which has been occupied by Highways England contractors undertaking maintenance works on the M25.

## Guide Price

**Price on application.**

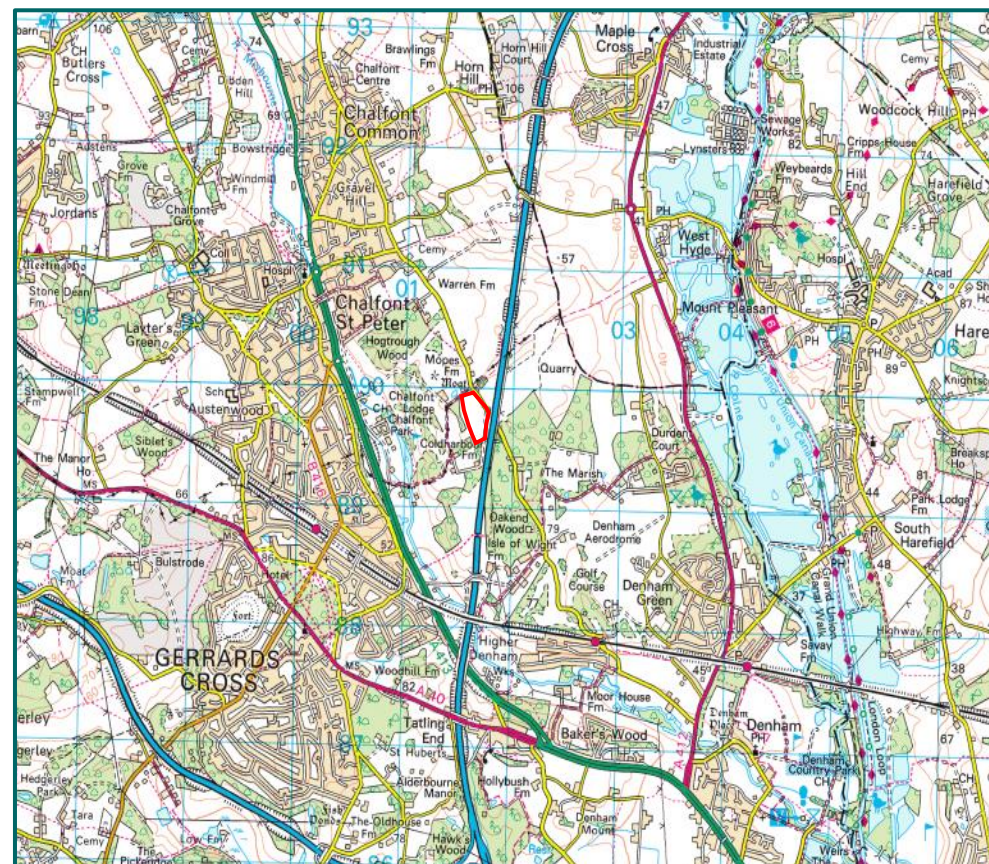
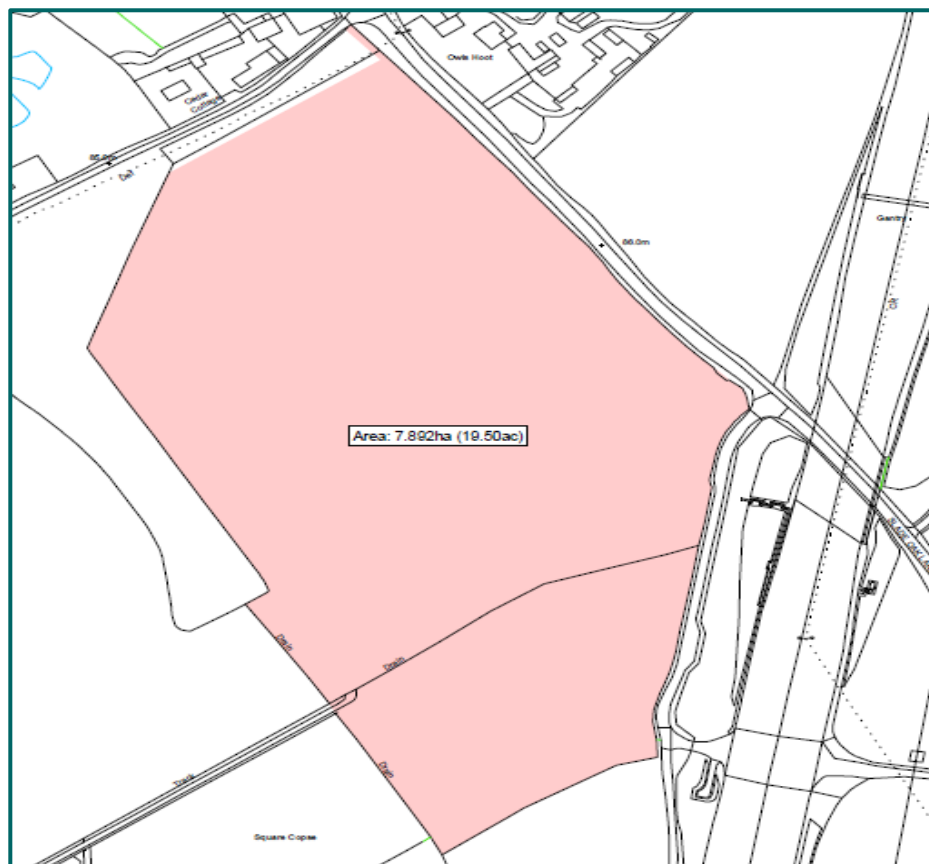
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BRIGGS & STONE  
land & property consultants



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