



Ruses Farm and Hempstead Hall Farm

Saffron Walden, Essex

**Carter Jonas**



Ruses Farm and  
Hempstead Hall Farm  
Saffron Walden  
Essex  
CB10 2PW

Prime rural investment opportunity  
situated in the picturesque rolling  
Essex countryside.

Ringfenced block of Grade 2 arable land and mixed  
woodland with an impressive farmhouse and barn  
conversion opportunities.

In all extending to 392.41 acres (158.80 ha).

For sale by private treaty as a whole or in up  
to 8 Lots.

Carter Jonas



Property

The Property comprises the following  
core elements:

- **Lot 1:** 191.32 acres (77.42 ha) of prime Grade 2 arable land.
- **Lot 2:** Ruses Farmhouse, situated in 1.28 acres (0.52 ha), with the option to purchase additional land as garden extension or for equestrian/amenity purposes.
- **Lot 3:** 188.84 acres (76.42 ha) of mixed broadleaved woodland.
- **Lot 4:** Ruses Barn, an agricultural barn situated in 0.16 acres (0.06 ha) at Ruses Farm.
- **Lot 5:** Hempstead Hall Barn, a barn conversion opportunity situated in 1.46 acres (0.59 ha) at Hempstead Hall Farm.
- **Lot 6:** Paddock extending to 0.96 acres (0.39 ha) situated north-west of Ruses Farmyard.
- **Lot 7:** Meadow extending to 0.39 ac (0.16 ha) situated south-east of Ruses Farmhouse.
- **Lot 8:** Field enclosure extending to 7.73 acres (3.13 ha) situated west of Ruses Farmyard.





Location

The Property is located 8 miles east of the historic market town of Saffron Walden, which has been named as the Best Place to Live in the East of England in the 2023 Sunday Times Guide. The closest M11 junction is 12 miles to the north-west, providing connections to Cambridge and London. Audley End train station (11 miles) provides a direct rail link to London Liverpool Street station in under an hour, serving as a popular commuter station for both London and Cambridge. There are excellent private school opportunities within a 20 mile radius of the Property.

Sporting

Sporting rights are included in the sale, and the Property is well suited to game shooting. The arable land provides opportunities for game cover and the substantial block of woodland includes 2 pheasant pens.

Ruses Farmhouse (Lot 2)

Constructed in the 17th Century, Ruses Farmhouse is a stunning 5-bedroom Grade II Listed Property. The net plot area, excluding the shared access, totals 1.28 acres (0.52 ha). The farmhouse is configured in an L-shaped plan and extends to 399 sqm (4,297 sq ft), with the potential for a loft conversion.

The ground floor includes: A large kitchen / dining room with an oil-fired AGA and electric double-oven and hob. The dining area extends onto the garden room, which provides a perfect link to the outdoor space. The pantry and utility room offer practical open space to complement the kitchen. There is a formal lounge and snug room,

each with feature fireplaces. The office/ playroom provides a suitable space for home-working or entertainment. The ground floor also includes 2 w/c's, a cloakroom and boiler room.

The first-floor includes 5 large double bedrooms. The principal bedroom is adjoined by a substantial bedroom which offers potential for conversion to an en-suite bathroom or dressing room. There are two large bath/shower rooms, one of which is in a Jack and Jill configuration. The loft space at Ruses Farmhouse is substantial, offering potential for conversion to living accommodation in the future.

Ruses Farmhouse is situated in a substantial plot with a sweeping gravel driveway providing ample vehicle parking towards the front of the Property. Wrapping around the southern and western elevations of Ruses Farmhouse is a large landscaped garden, interspersed with mature trees. The garden room opens onto a terrace area which is situated perfectly for outdoor seating and entertaining.

Ruses Farmhouse is being marketed for sale in a plot of 1.55 acres (0.63 ha). However, there is an opportunity to purchase additional land to transform the site into equestrian use or to establish a smallholding:

- Paddock (Lot 6) extending to 0.96 acres (0.39 ha)
- Meadow (Lot 7) extending to 0.39 ac (0.16 ha)
- Field enclosure (Lot 8) extending to 7.73 acres (3.13 ha).



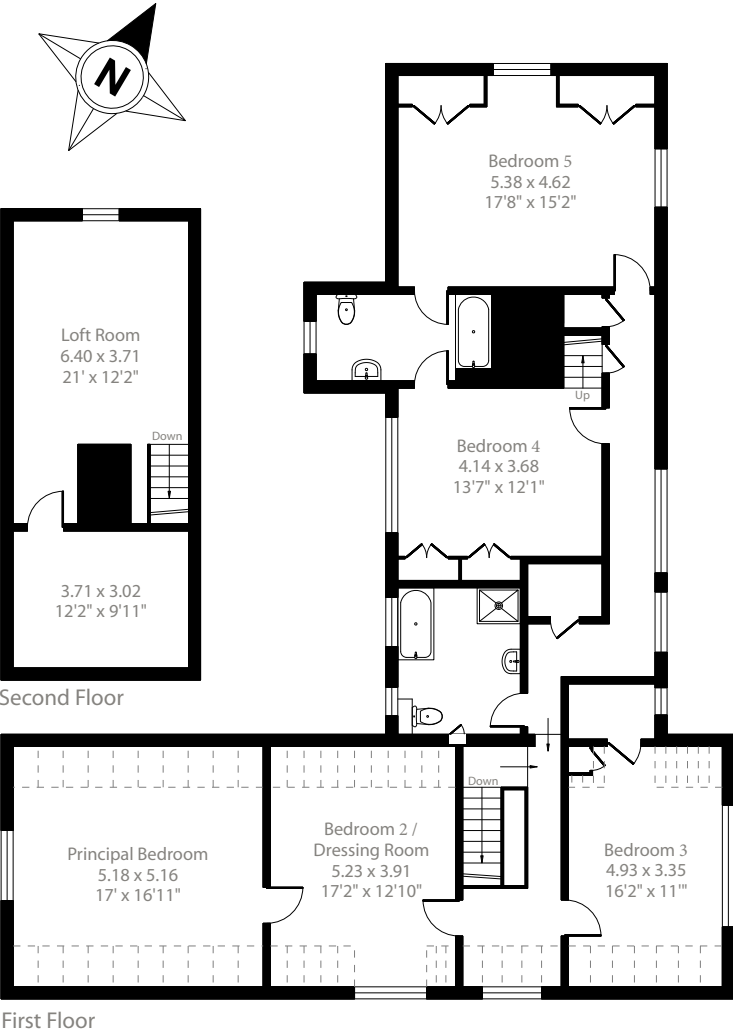
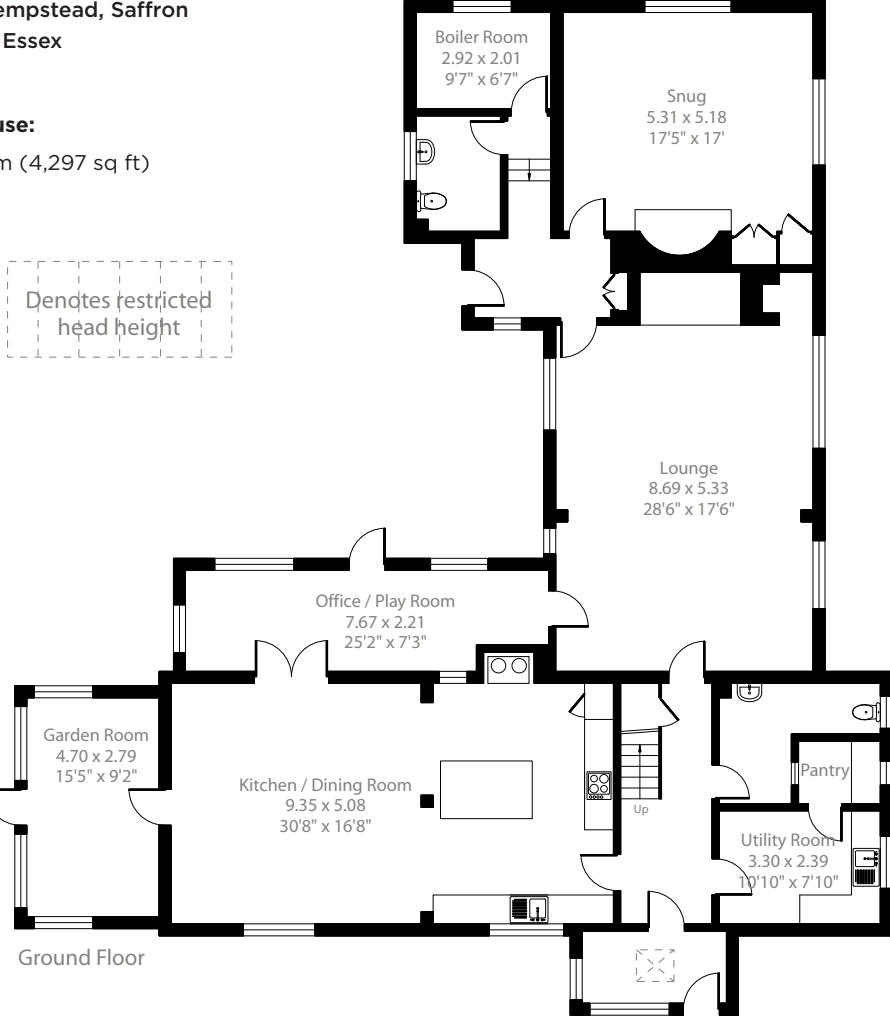


# Floor plan

Ruses Farm & Hempstead Hall  
Farm, Hempstead, Saffron  
Walden, Essex

Farmhouse:  
399.1 sqm (4,297 sq ft)

Denotes restricted  
head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Carter Jonas. REF: 1097173

## Farm Buildings

### Lot 4: Ruses Barn

A grain store situated in an idyllic location on the eastern edge of Ruses Farmyard, Ruses Barn extends to 215.27 sqm and is being marketed for sale with a plot of 0.16 acres (0.06 ha). With walls comprised of brick and weatherboarding, Ruses Barn offers plenty of character and is situated within a Farmyard which has recently benefited from three tasteful barn conversions. Abutting Ruses Barn is a meadow (Lot 7) extending to 0.39 ac (0.16 ha).

### Lot 5: Hempstead Hall Barn

A barn conversion opportunity situated in a substantial plot of 1.46 acres (0.59 ha) at Hempstead Hall Farm. This grain store extends to an impressive 427.93 sqm and is situated in a private location with a large driveway, offering potential for a residential development opportunity with panoramic countryside views (Subject to Planning Permission (STPP)). Alternatively, Hempstead Hall Barn would lend itself to conversion for commercial use (STPP).

## Land

### Lot 1: Arable Land (191.32 acres / 77.42 ha)

With 6 principal field enclosures, this block of Grade 2 arable land is currently farmed on a contract basis with a traditional arable cropping rotation. The soils comprise Soilscape 9, Lime-rich loamy and clayey soils, suited to autumn-sown crops. The land is under-drained throughout, and copies of the drainage plans are available in the data room. Situated on the western boundary of the farmland is a copse of trees, extending to 1.21 acres (0.49 ha). Hedgerows, fencing, tracks and ditches are in excellent order and well-maintained.

### Lot 3: Mixed Broadleaved Woodland & Meadow (188.84 acres / 76.42 ha)

Hempstead Wood is a substantial block of woodland comprising primarily a mix of mature native broadleaved tree species, including oak, hornbeam, ash and beech. There is an extensive network of rides throughout Hempstead Wood, in addition to 2 established pheasant pens and a container for hosting shoot lunches, making this block of woodland tailor-made for sporting or amenity interests.

Situated towards the northern boundary of Hempstead Wood is Lawn Field; a large grassland enclosure extending to 13.14 acres (5.32 ha).

Hempstead Wood is let on a long-term lease to the Forestry Commission, with a peppercorn rent paid and 933 years remaining on a 999-year term. Selective thinning has taken place in recent years. Note: Lawn Field is excluded from this lease.

### Lot 6: Paddock (0.96 acres / 0.39 ha)

Situated north-west of Ruses Farmyard and bordered by newly installed post-and-rail fencing, this paddock provides an ideal equestrian grazing opportunity.

### Lot 7: Meadow (0.39 ac / 0.16 ha)

Located south-west of Ruses Farmhouse, this meadow is interspersed with a selection of attractive mature trees and offers potential as an extension area for either Ruses Farmhouse or Ruses Barn.

### Lot 8: Field Enclosure (7.73 acres / 3.13 ha)

Situated west of Ruses Farmyard, this field enclosure is currently farmed as part of the wider block of arable land. However, the land offers potential for either being incorporated into the Ruses Farmhouse plot, or to be added to the Lot 6 paddock, serving as a further equestrian grazing or smallholding opportunity.

## Access

The Property benefits from three primary access points off the adopted highway at the following locations: Ruses Farmyard, Hempstead Hall Barn and on the eastern boundary of Hempstead Wood.

**Lot 1:** Direct road access off the B1054 via the farm track adjacent to Ruses Farmyard, and direct road access via the farm track off Finchingfield Road adjacent to Hempstead Hall Barn. Note: this Lot benefits from a right of way for agricultural purposes over the land in third-party ownership to the north-east of Hempstead Wood.

**Lot 2:** Direct road access off the B1054 via the driveway leading through Ruses Farmyard, terminating at Ruses Farmhouse. A right of way is to be granted over part of Lot 1 to provide vehicular access for agricultural and equestrian traffic to the rear garden of Ruses Farmhouse (striped brown on the sale plan).

**Lot 3:** Direct gated road access via the ride entrance off Finchingfield Road. Note: Lawn Field benefits from a right of way for agricultural purposes over the land in third-party ownership to the north-east of Hempstead Wood (striped brown on the sale plan).

**Lot 4:** Direct road access off the B1054 via a right of way over the driveway leading to Ruses Farmyard.

**Lot 5:** Direct road access off Finchingfield Road. Note: this Lot is being sold subject to a third party right of access for agricultural purposes connecting the land immediately south which is in third-party ownership (striped brown on the sale plan).

**Lot 6:** Direct road access off the B1054 via a right of way over the original driveway to Ruses Farmyard.

**Lot 7:** Accessed via either Lots 2 or 4.

**Lot 8:** Accessed via either Lots 1, 2 or 6.







Field Number	Acres	Hectares	Cropping History					
			2019	2020	2021	2022	2023	2024
4590	21.79	8.82	Winter Wheat	Winter Wheat	Winter Oats	Winter Wheat	Winter Wheat	Spring Barley
5093	56.22	22.75	Oats / Beans	Winter Wheat	Winter Wheat	Winter Beans	Winter Wheat	Winter Wheat
5090	30.41	12.31	Winter Beans	Winter Wheat	Winter Wheat	Winter Oats	Winter Wheat	Winter Wheat
4787	11.37	4.60	Winter Wheat	Winter Wheat	Winter Oats	Winter Wheat	Winter Wheat	Spring Barley
5591	63.00	25.49	Winter Wheat	Winter Oats	Winter Wheat	Spring Barley	Spring Barley	Winter Wheat
5893	6.51	2.64	Winter Wheat	Spring Barley	Winter Oats	Winter Wheat	Winter Wheat	Spring Barley
5890	8.54	3.46	Winter Wheat	Spring Barley	Winter Oats	Winter Wheat	Winter Wheat	Spring Barley

## Floor plan

Ruses Farm & Hempstead Hall  
Farm, Hempstead, Saffron  
Walden, Essex

**Hempstead Hall Barn:**  
4624 sq ft / 429.5 sq m

**Ruses Farm Barn:**  
2336 sq ft / 217 sq m

**Total:**  
6960 sq ft / 646.6 sq m



Ruses Farm Barn



Hempstead Hall Barn

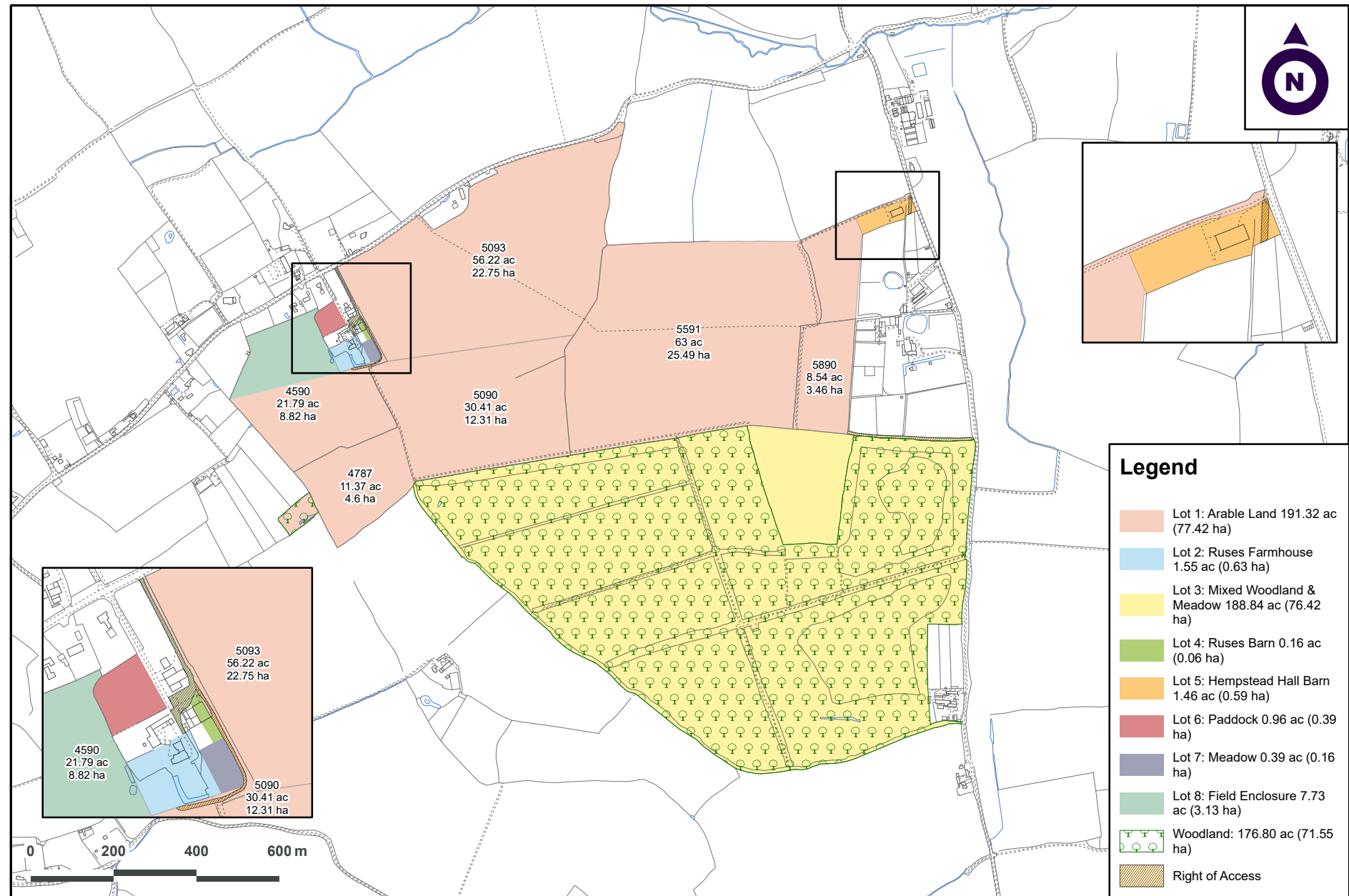


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