



## Farm Land: Chelmsford

**Guide Price  
£120,000**

### RAYLEIGH OFFICE

For further information or to arrange  
to view this property please call

**01268 783377**

A parcel of farm land extending to approximately 3.3 hectares (8.2 acres).

For Sale by Auction - Thursday December 7th 2023

Guide Price Â£120,000 plus fees

## DETAILS

### LOCATION

The Property is located in a rural position. The centre of the village of Danbury is approximately 1.5 kilometers (1 mile) to the south west. The Junction of Runsell Lane and Maldon Road is located approximately 440 meters the the south east.

### TENURE

The Property is offered for sale Freehold and is registered under title EX891226.

The field has been planted with wheat and the vendor will reserve a holdover

in regard to the crop. For further details please refer to the legal pack.

### **TOWN & COUNTRY PLANNING**

The Local Planning Authority is Chelmsford City Council.

### **RESTRICTIVE COVENANTS, EASEMENTS AND ROW**

The Property is sold subject to any easements, quasi easements, wayleaves or rights of way whether mentioned in these particulars or not.

The Right of Way referred to under the property register in the title documents has been rescinded. For further details please refer to the legal pack.

### **OVERAGE**

The Property is sold subject to an overage under a transfer dated 25th February 1998 for a period of 80 years. The overage payment on each and every Relevant Sale shall be 20% of the difference between

The Open Market Value as agricultural land or a sum equivalent to Â£2,000 per acre (whichever is greater) of that part of the Property that has planning permission for development ("the Relevant Sale Land") and

The Open Market Value of the Relevant Sale Land with the benefit of planning permission less the buyers reasonable costs.

For further details please refer to the legal pack.

### **SERVICES**

We have been informed that the Property benefits from a water supply.

### **METHOD OF SALE**

The Property is for sale by auction on **Thursday 7th December 2023**.

The auction will be live streamed via the Dedman Gray website. Bidding available by telephone, proxy and online.

## **LEGAL**

### **NOTICE**

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **JOINT MARKETING**

Dedman Gray - 01702 311 010

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**Whirledge  
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