Whirledge & Nott

Land • Property • Development

Farm Land: Ongar

Guide Price £3,420,000

CHELMSFORD OFFICE

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

01245 231123

Ponders Lodge Farm, Fyfield - For Sale

- Detached Listed Farmhouse for refurbishment with outbuildings
- Arable and Grazing Land with farm buildings
- Potential infill plot (subject to consents)

A total of approximately 144.42 ac / 58.45 ha available as a whole or in lots:

Lot 1: House with accompanying outbuildings and grazing land totalling approximately 9.49 ac / 3.84 ha, shaded orange on the attached plan. - Guide Price: £1,100,000

Lot 2: 3,800 Sq. ft / 360 Sq. m Agricultural Barn set in 13.73 ac / 5.56 ha of grazing land, shaded blue on the attached plan - Guide Price: £535,000

Lot 3: Modern Grain Store & Workshop set in 114.2 ac / 46.23 ha of grade 2 arable land and meadow, shaded green on the attached plan -

RICS®

Guide Price: £1,500,000

Lot 4: 6.86 ac / 2.78 ha of arable land, shaded red on the attached plan - Guide Price: £185,000

Lot 5: 0.10 ac / 0.04 ha of infill land, shaded purple on the attached plan - Guide Price £100,000

FINAL OFFERS TO BE SUBMITTED TO P.WALKER@WNOTT.CO.UK & A.RANDALL@WNOTT.CO.UK BY 12PM 18TH AUGUST 2026.

DETAILS

PONDERS LODGE FARM, FYFIELD

Detached Listed Farmhouse for refurbishment, Land and Outbuildings extending to a total of approximately 143.81 ac / 58.2 ha available as a whole or in lots:

Lot 1 - House & Traditional Farm Buildings set in approximately 9.49 ac / 3.84 ha - Guide Price: £1,100,000

- Shaded **Orange** on the attached plan.
- Ponders Lodge Farmhouse is a Grade II listed, five bedroom, detached farmhouse in need of renovation, offering extensive living accommodation with traditional features. Surrounded by traditional timber framed outbuildings.
- Grade II listed Essex Barn & Adjoining Hay Stores, storage areas and Pig Pen, set within a yard with separate road access. Timber framed and clad with corrugated and clay tiled roofing and lean-to storage areas.
- Stable Block and Storage Areas: Timber framed and clad with concrete flooring and internal stable partitions, clay tiled roof and pedestrian access. (Approx. 627 Sq. Ft)
- Adjoining grazing land with river frontage to River Roding.
- Building Areas extending in total to Approx. 5,555 Sq. Ft (516.1 Sq. m)

Lot 2 - Agricultural Barn with 13.73 ac / 5.56 ha of grazing / arable land - Guide Price: £535,000

- Shaded **Blue** on the attached plan.
- Access from Dunmow Road and Norwood End Road.
- Grazing land.

- Steel framed cattle shed (3,878 Sq. ft / 360.3 Sq. m).
- Scope for alternative uses, subject to the relevant consents.
- This lot will be sold subject to Overage (see below).

Lot 3: Grain Store & Workshop set in 114.2 ac / 46.23 ha of grade 2 arable land - £1,500,000

- Shaded **Green** on the attached plan.
- Approximately 103.07 ac of arable land / 10.52 ac of meadow land.
- Gated Road access to Dunmow Road with yard area.
- Grain Store Building 1: Approx. 4,305 Sq. Ft (400 Sq. m) steel framed building with corrugated, sheet cladding and partial breeze block footings and internal partition with two roller shutter doors and separate pedestrian access, concrete floors.
- Workshop Building 2: Approx. 2,098 Sq. Ft (195 Sq. m) , concrete framed with corrugated sheet cladding, partial breeze block footings with single roller shutter door.
- Extensive Grade 2 Arable Land in several blocks.
- This lot will be sold subject to Overage (see below).

Lot 4: 6.86 ac / 2.78 ha of arable land - £185,000

- Shaded **Red** on the attached plan.
- Grade 2 arable land with direct road access to Dunmow Road.
- This lot will be sold subject to Overage (see below).

Lot 5: 0.10 ac / 0.04 ha of potential infill land - £100,000

- Shaded **Purple** on the attached plan.
- Potential infill plot, subject to consents.
- Dropped kerb access from Dunmow Road.

LEGAL

SERVICES

We understand Ponders Farmhouse has mains water, drainage and electricity connected.

Prospective purchasers must satisfy themselves as to the location and availability of services.

COUNCIL TAX BAND

The property is assessed as Council Tax Band G.

EPC

The property is classed as Band G.

OVERAGE

Lots 1, 2, 3 & 4 will be sold subject to 25 year Overage reserving 25% of any increase in value arising from changes of use or planning permission for development. The Overage will not trigger for:

- agricultural development or uses
- equestrian development or uses
- a single residential dwelling

Any other development will trigger the Overage.

Lot 5 is sold without overage.

RESTRICTIVE COVENANTS/ EASEMENTS

The property is sold subject to any existing wayleaves, easements or restrictive covenants whether mentioned in these particulars or not.

There will be a restriction preventing the transfer, novation or sub sale of the property prior to completion.

Lot 1 is subject to the following public rights of way: EX|Fyfield|27 & EX|Fyfield|49

Lot 2 is subject the following public rights of way: EX|Fyfield|14

Lot 3 is subject the following public rights of way: EX|Fyfield|12

Lot 4 is subject to the following public rights of way: EX|Fyfield|12 & EX|Fyfield|14

PLANNING

The Local Planning Authority is Epping Forest District Council.

The Property is situated within designated Green Belt.

Ponders Lodge Farmhouse and the adjoining barn are Grade II listed.

Prospective purchasers must satisfy themselves as to the suitability of the land for their proposed use.

TENURE

Vacant possession will be given upon completion.

MINERAL AND SPORTING RIGHTS

The mineral and sporting rights will be included within the sale, as far as they are available.

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

NOTICE

Whirledge & 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. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment 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.

Dunmow Road, Fyfield, Ongar, CM5

Approximate Area = 2882 sq ft / 267.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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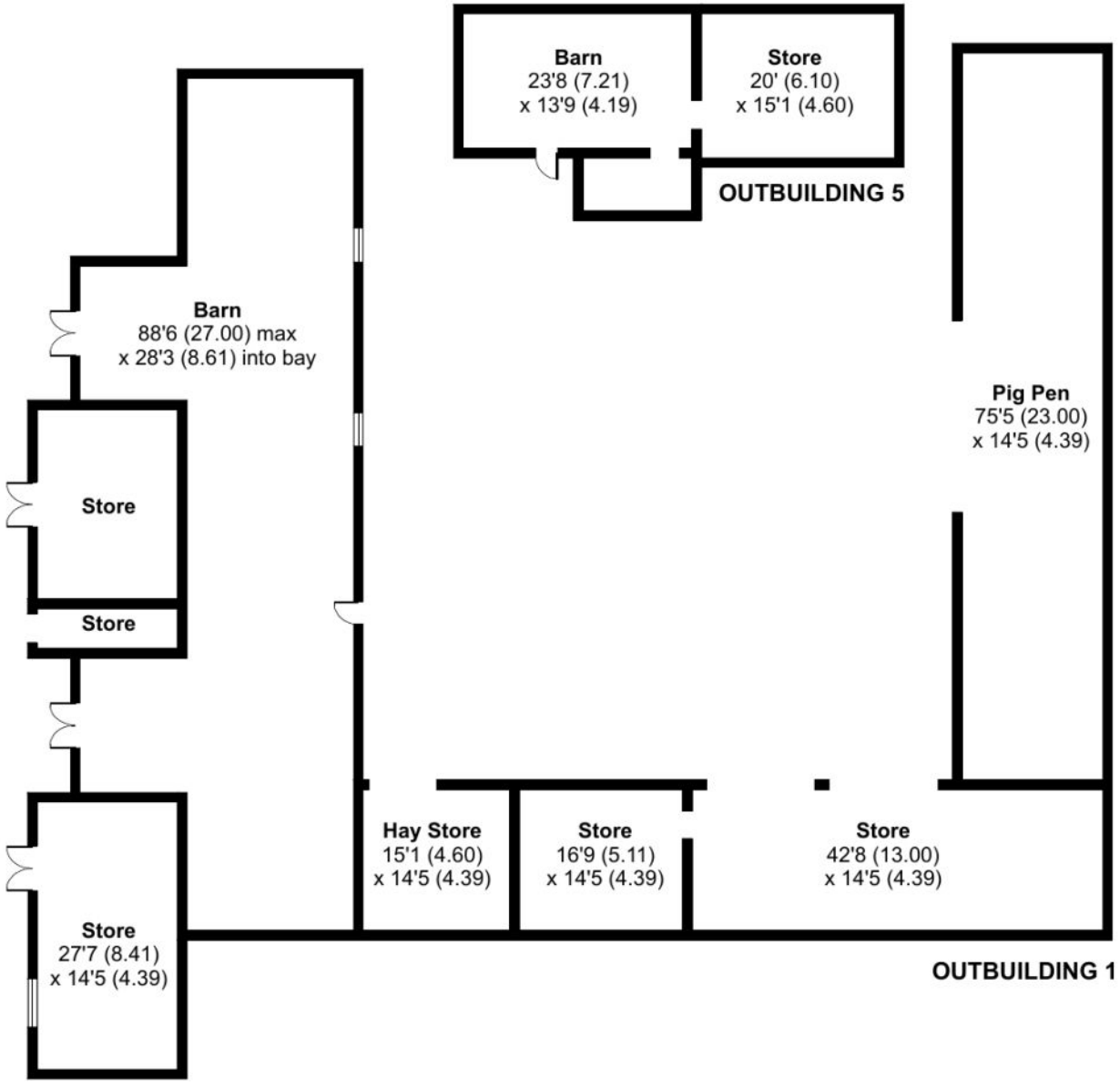
Dunmow Road, Fyfield, Ongar, CM5

Outbuilding(s) = 5555 sq ft / 516.1 sq m

For identification only - Not to scale



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