Whirledge & Nott

Land • Property • Development

Residential Land: Ford End, Chelmsford

Guide Price £400,000

CHELMSFORD OFFICE

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

01245 231123

A RESIDENTIAL BUILDING PLOT WITH APPROVED OUTLINE PLANNING PERMISSION.

The site is located in the hamlet of Ford End with views over neighbouring farmland.

The site extends to approximately 0.24 ha (0.61 acre), with a dilapidated barn and open sided lean to extensions.

An outline planning application has been approved for the demolition and replacement with a single detached dwelling and garage.

Additional adjoining land is also available separately - see below.

BEST & FINAL OFFERS BY 12 NOON 8TH APRIL 2026 USING ATTACHED TENDER FORM.

RICS®

DETAILS

BEST & FINAL OFFERS

Interested parties to submit their best offer to Amy Randall a.randall@wnott.co.uk by **12.00 p.m**. on **8th April 2026** using the

attached Tender Form.

LOCATION

There is a single vehicular access shared with the adjacent land direct from the highway.

The property is located close to the junction of Church Lane and Main road within the hamlet of Ford End.

Ford End offers a Church of England Primary School located almost opposite the site. The site is in catchment for Chelmer Valley High School (6 miles). Felsted private school is 4 miles.

Great Dunmow is 5 mile by road. The A120 junction with the B1008 is 4 miles, giving onward access to Stansted Airport (11 miles) and the M11 beyond. Braintree is also 11 mile by road. Chelmsford is 8.5 miles with the new Beaulieu Park Station 7.5 miles.

The extent of the site is edged and shaded red on the plans.

Postcode: CM3 1LH

What3words: ///inspects.admiringly.colleague

THE BUILDING

The main barn is a three bay, steel portal frame building, with part rendered or corrugated asbestos elevations under a duo pitched corrugated asbestos and part glazed sheet roofs. The floor is concrete, with an inspection pit. There is a mezzanine to part. There are double sliding doors. Attached to the main Barn are lean-to or attached extensions either part timber framed, with a dirt floor, or part steel and part timber uprights with mono corrugated asbestos/corrugated iron sheet roofs.

The approximate Gross External Areas are as follows:

- Main Barn: 100.1 sq m (1,077sq ft)
- Attached Barn: 55.9 sq m (602 sq ft)
- Lean to's: 242.6 s qm (2,611 sq ft)
- Total: 398.6sqm (4,290.53 sq ft)

TOWN PLANNING

The local planning authority is Chelmsford City Council.

Relevant planning applications include:

- **25/01241/OUT** - application approved for erection of a detached dwelling and garage.
- **18/01508/OUT** - application approved for new detached dwelling with garage - Lapsed
- **15/01208/OUT-** application approved for a new detached dwelling with garage - Lapsed

Prospective purchasers must make their own enquiries as to the Town Planning position and suitability of the site for their intended use.

SERVICES

Prospective purchasers must make their own enquiries to ensure adequate services are available to suit their proposed use. We are however informed:

- Mains electricity is connected to the site
- Mains drainage is located in the highway adjacent to the site.
- Water is located in the main road close by.

Neither the Seller nor the selling agent can give any warranty that the existing services are suitable or available.

BUSINESS RATES

The property is registered for business rates. The current ratable valuation is £6,400. The valuation from 1st April 2026 is £8,200. Prospective purchasers must make their own inquiries to determine the level of payment and whether any reliefs may be available. The local rating authority is Chelmsford City Council.

ADDITIONAL LAND (SHADED BLUE) - £200,000

Immediately adjoining the site is a further area of approximately 0.05 ha (0.14ac). It is considered this plot may have potential for further separate development, subject to the necessary consents. The Seller will consider the inclusion of this additional land for a further price of £200,000, subject to the same terms and Overage set out below.

LEGAL

TENURE

The property will be sold Freehold with Vacant Possession.

OVERAGE

The site is sold on the understanding that it will be used to construct a single residential dwelling, in accordance with the current planning application.

The sale will include an Overage condition requiring a further payment of £50,000 per residential unit. The payment will be index linked. The Overage

will lapse after 20 years. The Overage will not trigger if the site (and additional land) is used for 1 single residential dwelling.

RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY

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

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.

ANTI MONEY LAUNDERING

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.

Land at Church Lane, Ford End,
Chelmsford, Essex, CM3 1LH

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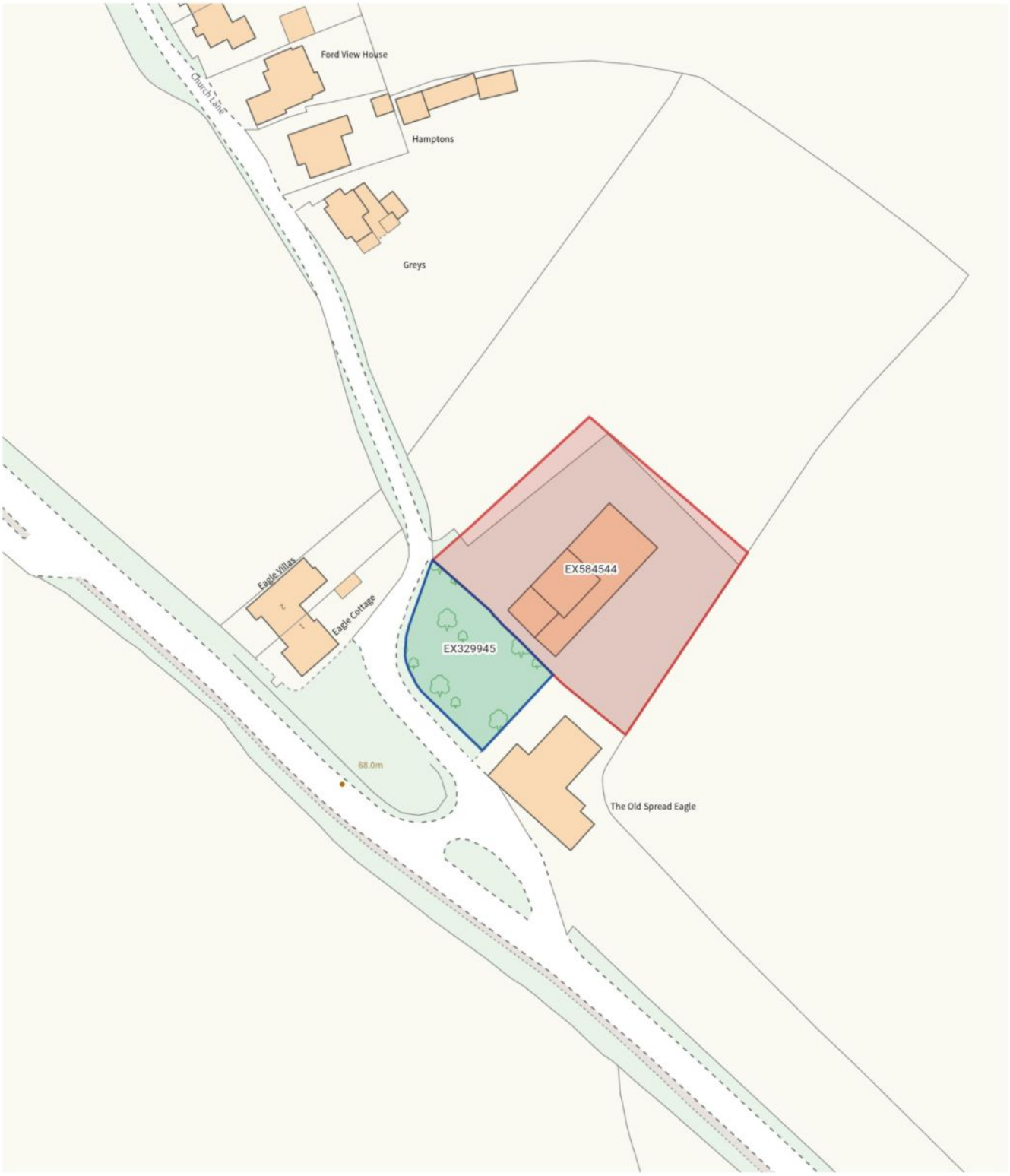

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20 m
Scale 1:1000 (at A4)

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