Whirledge & Nott

Land • Property • Development

Farm Land: Maldon

Guide Price £350,000

CHELMSFORD OFFICE

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

01245 231123

Approximately 35 acres Grade 3 arable land for sale in Woodham Mortimer, Maldon.

Ideally located for a variety of uses including farming, small holding, vines, grazing, amenity and possible long term opportunities (subject to relevant consents).

BEST & FINAL OFFERS BY 12 NOON 4TH JUNE 2026 USING ATTACHED TENDER FORM.

DETAILS

DESCRIPTION

Approximately 35 acres Grade 3 arable land for sale with access from Lodge Road in Woodham Mortimer, Maldon.

Ideally located for a variety of uses including farming, small holding, vines, grazing, amenity and possible long term opportunities (subject to relevant consents).

RICS®

BEST & FINAL OFFERS BY 12 NOON 4TH JUNE 2026 USING ATTACHED TENDER FORM.

LOCATION

Set within Woodham Mortimer, the land at Elms Farm lies approximately 1.7 miles south west of the town of Maldon and approximately 2.6 miles east of the village of Danbury, using straight line distances.

POSTCODE: CM9 6SJ

TENURE

The land is currently farmed by a tenant with vacant possession due on 29th September 2026.

TOWN & COUNTRY PLANNING

The local Planning Authority is Maldon District Council.

The land may benefit from Permitted Development rights, subject to the usual criteria and any necessary consents.

Prospective purchasers must make their own inquiries as to the likelihood of obtaining planning consent for any proposed use.

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

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

A right of way is reserved by the vendor over the land shaded yellow on the plan, providing access to the field to the north.

Footpath EX|Woodham Mortimer|18 runds alongside the boundary to the north, outside of the ownership.

SERVICES

There are currently no services connected to the land. Prospective purchasers must make their own inquiries as to the suitability and availability of services.

OVERAGE

The land will be sold subject to overage. The term of the overage will be 25 years. The Seller will reserve 25% of any uplift resulting from implementable planning for uses other than horticulture, equestrian, forestry, and agriculture (except where such uses permit independent residential habitation).

LEGAL

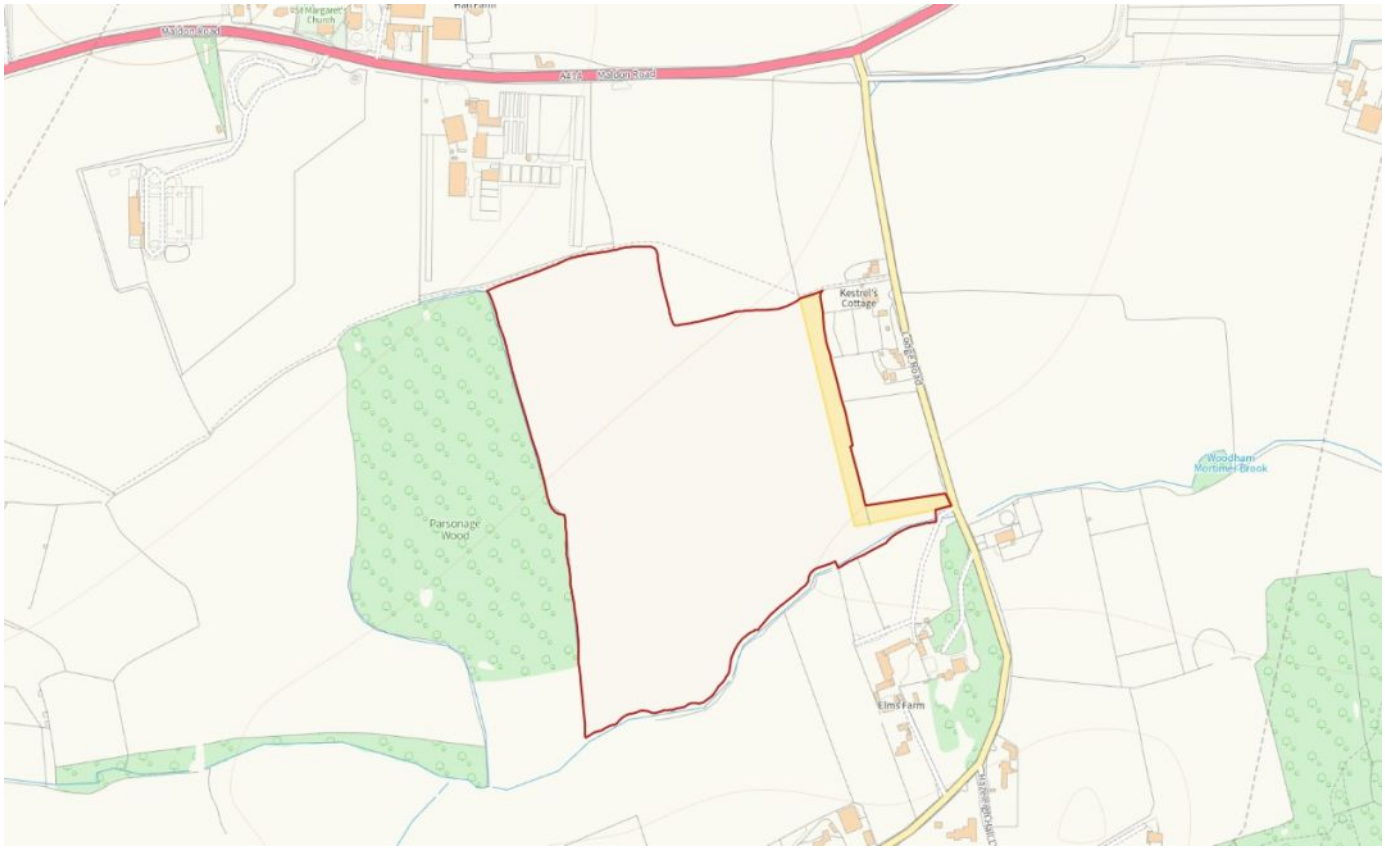
NOTICE

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.


A414
Maldon Road
Kestrel's Cottage
Parsonage Wood
Woodham Mortimer Brook
Elms Farm