Whirledge & Nott

Land • Property • Development

Farm Land: Ongar

Guide Price £185,000

CHELMSFORD OFFICE

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

01245 231123

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

Click Here For Further Details On Other Lots Available

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

DETAILS

LOCATION

Ponders Lodge Farmhouse is situated adjacent to Dunmow Road in the village of Fyfield, about 3 miles north of Chipping Ongar and about 11 miles west of Chelmsford, in the County of Essex. Ongar boasts two pubs, a primary school and church, along with several restaurants and shops and affords good access to the A414. Epping station is approximately 6 miles offering direct access to London via the central line. M11 junction 7 (Harlow /

RICS®

Hastingwood) is approximately 5 miles.

Postcode: CM5 0NN

What3Words: ///pans.weds.tops

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).

FURTHER LOTS AVAILABLE

Further adjoining land and buildings are also available in separate lots as follows:

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 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 - 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

CLICK HERE FOR FURTHER INFORMATION

Contact the selling agent for further information.

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.

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: Subject to the following public rights of way: EX|Fyfield|27 & EX|Fyfield|49.

The dwelling is Grade II listed. List Entry Number: **1337245**

The adjoining Essex Barn is Grade II listed. List Entry Number: **1165989**

Prospective purchasers must satisfy themselves as to the nature of the listing.

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.