



Pasture Land at Little Waltham

Chelmsford

**Carter Jonas**

**Land off Back Lane  
Little Waltham  
Chelmsford  
Essex  
CM3 3PP**

**An attractive block of Grade 3 pasture land located north of Chelmsford, offering potential for equestrian, agricultural, strategic and natural capital investors.**

In all extending to approximately 27.95 acres (11.31 hectares).

For sale by private treaty as a whole. .



**Property**

27.95 acres of pasture land gently sloping towards the south-west. The land is bordered by mature hedging and trees, as well as timber post-and-wire fencing around the perimeter.

There is a central drainage ditch that bisects the land into two main sections. Additionally, there is a separate paddock in the south-eastern corner which is accessed via a five-bar metal gate.

**Location**

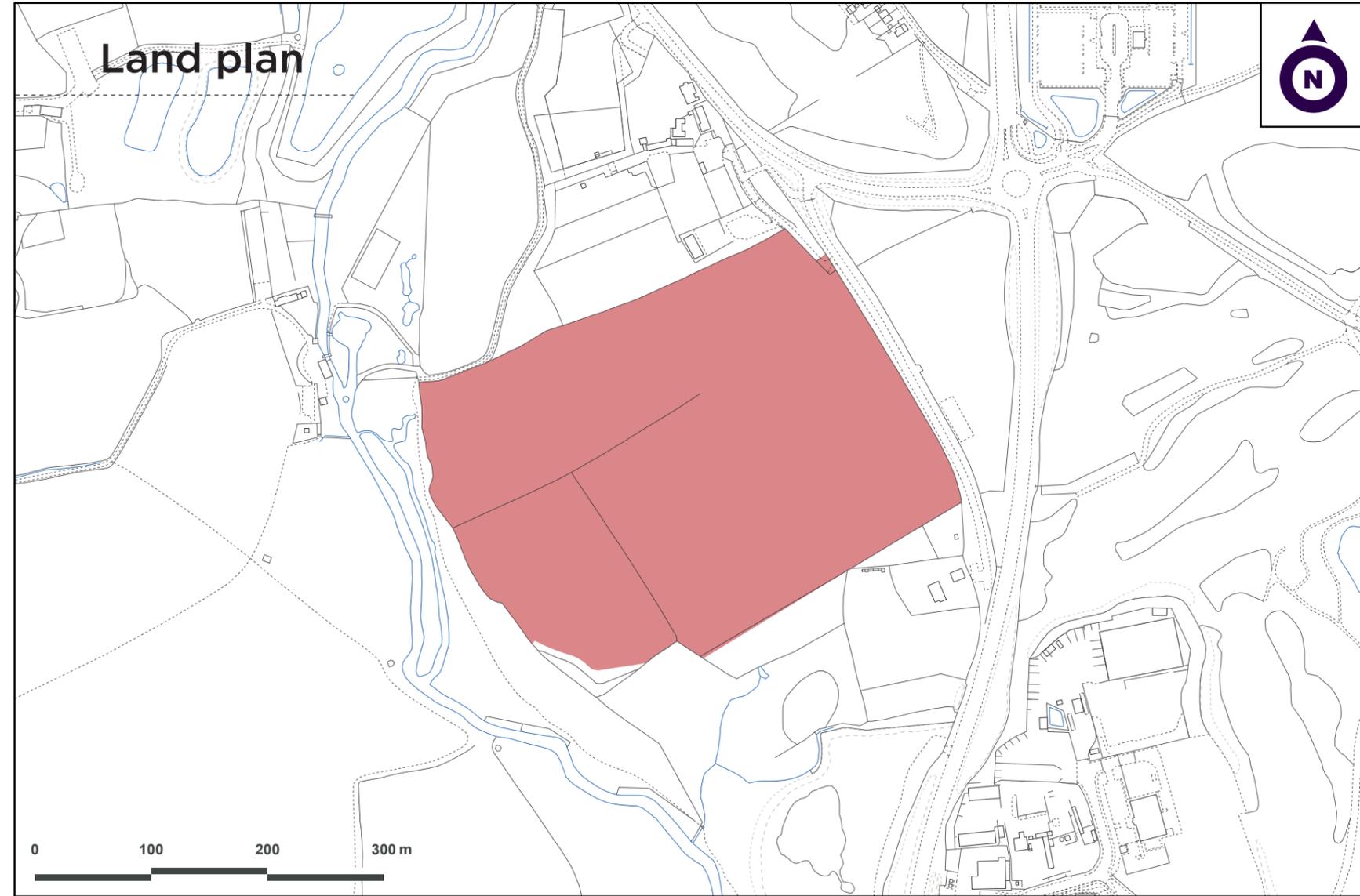
The Property is connected to the local towns of Chelmsford, Braintree and Great Dunmow via three principal roads: B1008, A131 and Essex Regiment Way. Chelmsford Railway Station (4.6 km) offers direct links to London Liverpool Street and Colchester in under 40 minutes.

**Access**

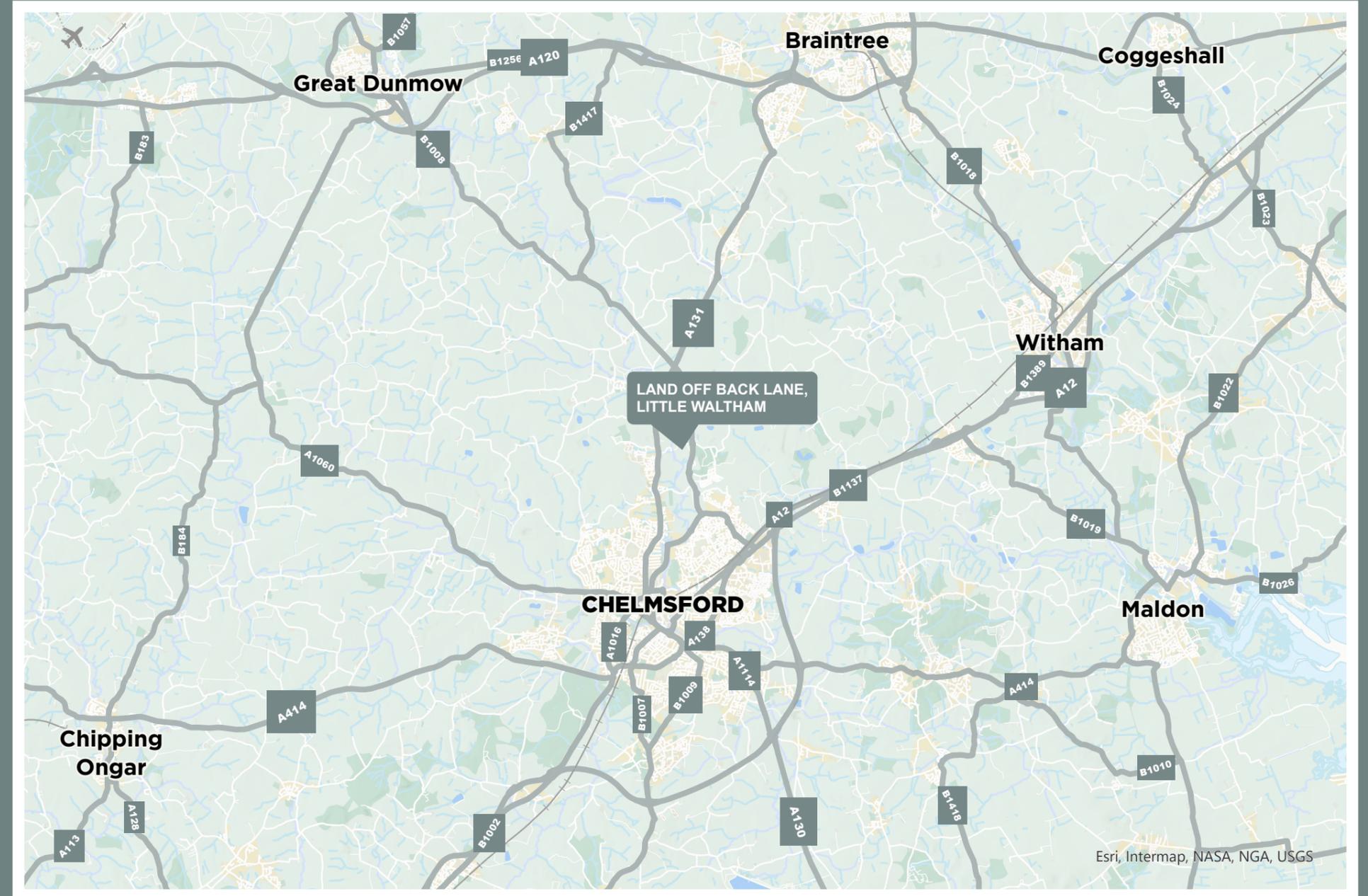
The land benefits from a gated access directly off Back Lane.

**Services**

The Property benefits from a mains water supply, serving four water troughs.



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#### Tenure

The land is being sold with Vacant Possession.

#### Planning

Alternative uses and development of the Property will be subject to achieving the necessary planning permissions.

#### Overage

The Property is being sold subject to an overage of 30% for a period of 50 years, to be triggered by non-agricultural or non-equestrian development.

#### Sporting, Timber & Mineral Rights

To be included in the sale.

#### VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the land becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

#### Wayleaves, Easements & Rights of Way

The land is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

#### Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling Agent nor the Vendor takes responsibility.

#### Local Authority

Chelmsford City Council  
Civic Centre  
Duke Street  
Chelmsford  
CM1 1JE  
T: 01245 606606

#### Viewings

Viewings can be conducted unaccompanied, providing that prospective purchasers have a set of particulars to-hand. Please contact the Agent to register an interest prior to viewing.

#### Directions

From Essex Regiment Way: 1) Continue until reaching the Chelmer Valley Park & Ride roundabout. 2) Take the third exit onto Back Lane. 3) Take the first exit on the left-hand-side to turn into the the access road to the Property. 4) Continue ahead for 50 yards, and the entrance to the Property is located on the right-hand side, secured by a five-bar metal gate.



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## Cambridge

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## Important information

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