



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. .

Carter Jonas



**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.

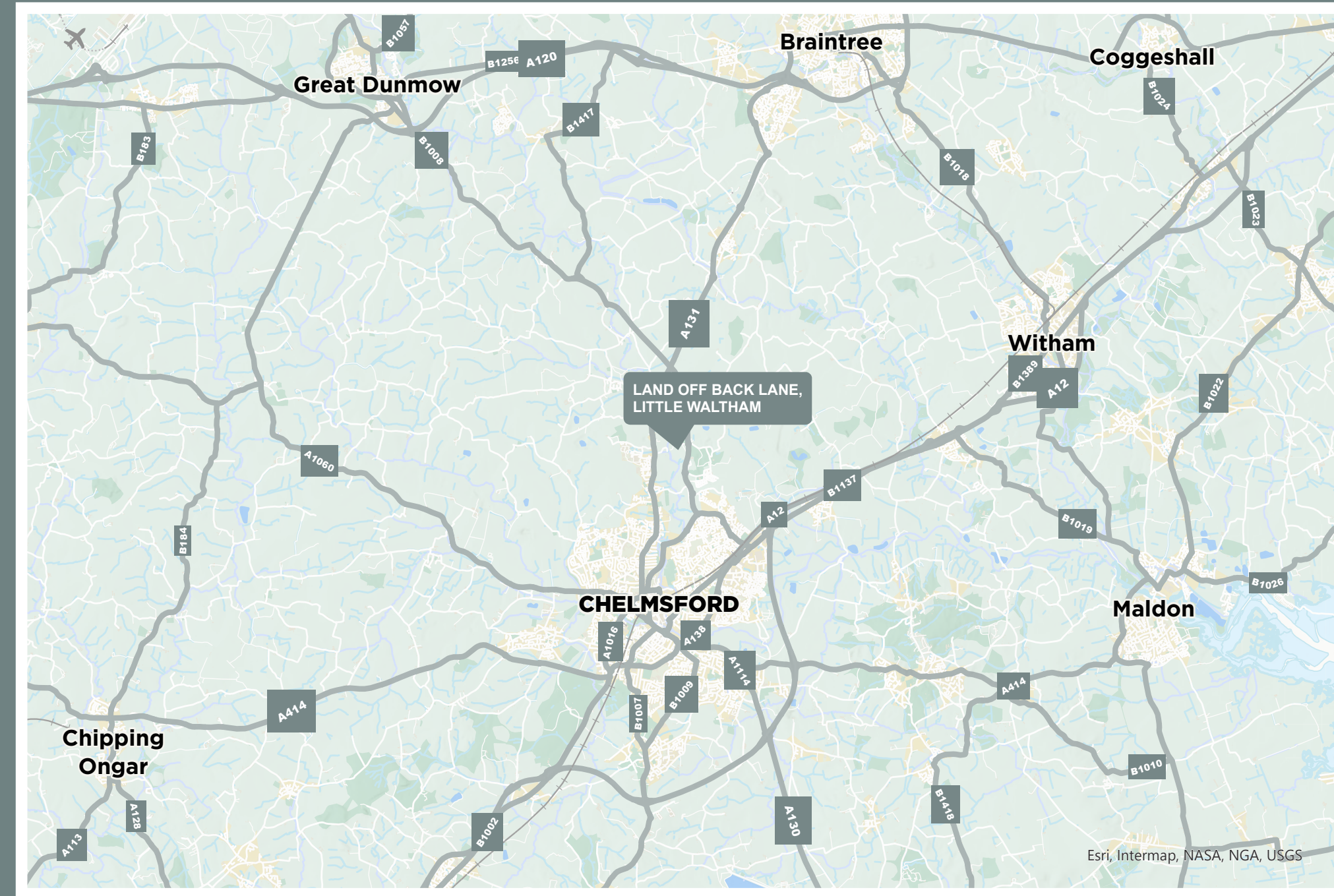
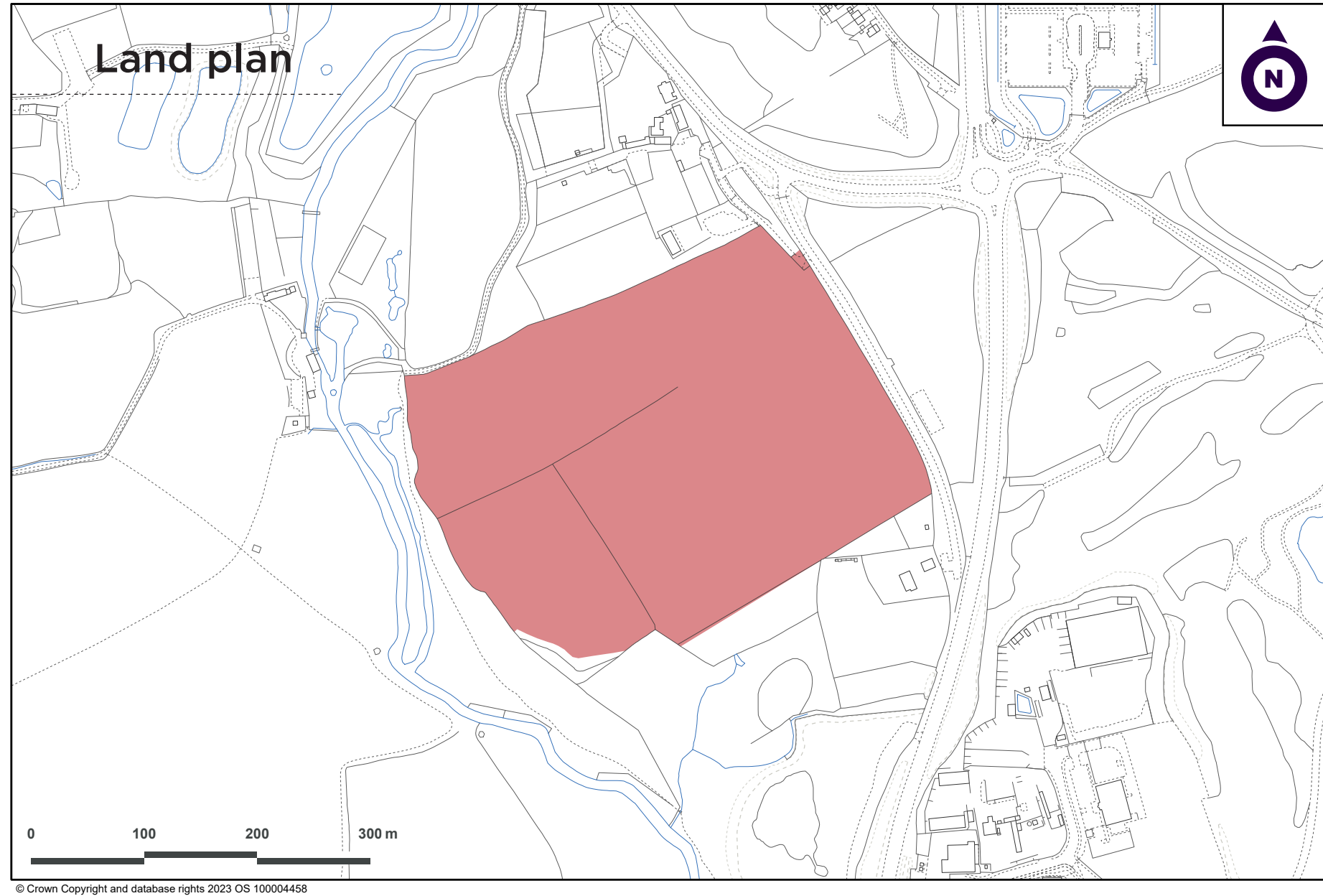
**Access**

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

**Services**

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









### 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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