



Plot: Little Baddow

**Guide Price
£100,000**

CHELMSFORD OFFICE

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

01245 231123

For Sale by Dedman Gray Auction 12th June 2025 12pm.

A former grass paddock extending to approximately 1.4 Acres (0.57 Ha) within the desirable location of Little Baddow, offering scope for a variety of uses (subject to obtaining the relevant permissions).

DETAILS

The Land benefits from existing road frontage and access to Spring Elms Lane and it is considered that it could suit agricultural, equestrian or amenity uses or future development (subject to planning).

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LOCATION

The land is located approximately 1.2 Miles from the centre of Little Baddow, 2 Miles from the village of Danbury and 7.5 Miles from the City of Chelmsford. The land is located approximately 3.4 miles from Boreham, providing road access to the A12.

POSTCODE: CM3 4SG

WHAT3WORDS REF: ///boom.hides.herring

TOWN & COUNTRY PLANNING

The local Planning Authority is Chelmsford City Council.

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

The land is crossed by overhead power lines.

SERVICES

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

OVERAGE

The property is being sold with an Overage at 40% of any uplift value arising from any non-equestrian or non-agricultural development over 20 years.

Please see the legal pack for further details.

LEGAL

LEGAL PACK

A legal pack is available via joint agents Dedman Gray.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the Vendor accept any responsibility for any damage, injury or accident during viewing.

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.

ANTI MONEY LAUNDERING

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

NOTICE

Whirlledge & 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. Whirlledge & Nott has not carried out a survey

nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

JOINT MARKETING

For Sale via [Dedman Gray Auctioneers](#)

Contact 01702 311010 for further information.

**Whirledge
&Nott**

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