



Parcel of Land, Hunters Chase, Dedham, Essex, CO7 7LW - Asking Price Of £150,000



## Property Description

**INTRODUCTION** Strategically placed on the edge of the village of Dedham, this 2.6 acre (sts) parcel of grassland with consent for equestrian use and well defined hedge boundaries to all sides, represents an excellent opportunity to develop and enhance the land for a buyer's specific uses.

**ACCESS** from Coggeshall Road via a substantial hard-standing and pair of secure steel gates with wooden cladding, this hard-standing gives way to a substantial hardcore track along the southern boundary extending for 80 metres into the field. Otherwise the land is secured to all sides by mature hedges.

**RESTRICTIVE COVENANTS** The property is subject to a number of covenants as follows:

12.3.1 not to do anything on the property that may be or may become a nuisance or annoyance to the owners and occupiers of the retained land for the time being.

12.3.2 not to damage, obstruct or render inoperative any drainage media located in, over or under the property and serving the retained land nor to allow to pass into such drainage media any noxious or deleterious effluent or other substance which may obstruct or damage them or any other neighbouring property.

12.3.3. Not to use the property for any purpose other than for all or any of the following purposes:  
 (a) - grassland  
 (b) - garden land ancillary to a private dwelling  
 (c) - paddock land for the grazing of horses or ponies and or private domestic stables for horses or ponies  
 (d) - the covenant has also been subsequently modified to allow a forestry or agricultural business to be run from the field -

12.3.4 not to erect any building or structure on the property (save for boundary fencing) other than:  
 (a) - a greenhouse or shed ancillary to the garden land use referred to in clause 12.3.3 (b); and/or  
 (b) - not more than two stable buildings ancillary to the private domestic stabling referred to in clause 12.3.3 (c)

The above notes are the agents best understanding of the restrictions upon the land, we encourage any interested parties to satisfy themselves fully that their intended use for the land complies with the restrictions set out above.

**USAGE** the land has been used over time for a variety of purposes from its original arable cropped production through to use once laid to grass as part of a timber yard and more recently as pasture.

**VIEWINGS** strictly by appointment and accompanied by a member of staff from Grier & Partners during daylight hours, please call the office to arrange an appointment.

**INFORMATION** a full copy of the title document is held by the agent containing information regards easements and covenants related to the property. Please enquire with us for further information.

**PLANNING** The land is located close the Dedham Vale and as such we highly recommend consultation with the local Colchester District Council for any planning or use related enquiries.

**LOCATION** The land is situated within walking distance of the splendid village of Dedham with its Georgian High Street and outstanding parish church. Dedham provides an excellent range of shopping facilities and village school. Access to Colchester main line station is some 15 minutes by car or Manningtree which is no more than 10 minutes. Independent schools in Colchester or Ipswich. Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside, which is an Area of Outstanding natural Beauty. A12 links to the M25 and A14 and the regional airport of Stansted in approximately 45 minutes by car.





**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:1750. Paper Size – A4

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