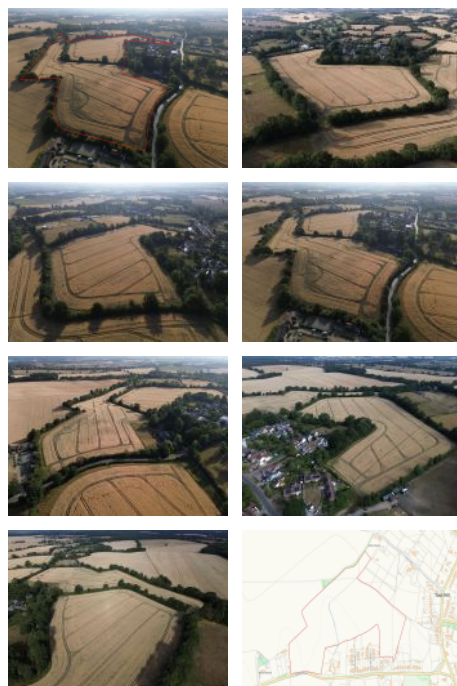




Farm Land: Ongar

**Guide Price
£495,000**

RAYLEIGH OFFICE

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

01268 783377

Approximately 33.6 ac / 13.6 ha of arable land situated in Toot Hill,
Ongar - Guide Price: £495,000

DETAILS

The land comprises approximately 33.6 acres (13.6 ha) of Grade 3 arable land with direct access from Epping Road, and is currently managed within a cereal cropping rotation.

The land is shown edged red on the attached plan for identification purposes only and registered under Title EX908323.

LOCATION

The land is situated on Epping Road within the sought-after village of Toot Hill, Ongar. Extending to the rear of several residential properties, the land occupies an attractive edge-of-village position surrounded by open farmland and countryside.

By road, the land is approximately 4.1 miles south west of Ongar, 4.3 miles

east of Epping and 15.7 miles west of Chelmsford. The M11 motorway lies approximately 2.7 miles to the south west, providing convenient access to the wider motorway network.

Harlow Mill railway station is situated approximately 6.6 miles away (10 miles by road), offering direct services to Broxbourne (9 mins), London Liverpool Street (37 mins) and Cambridge (49 mins). London Stansted Airport is approximately 13 miles away (19 miles by road).

Nearest Postcode: CM5 9SQ

TENURE

Freehold.

The land is currently occupied under a Farm Business Tenancy expiring September 2026. The land will be vacant on completion.

METHOD OF SALE

The land is offered for sale as a whole by private treaty.

TOWN & COUNTRY PLANNING

The Local Planning Authority is Epping Forest District Council.

The land is situated within the Green Belt and Flood Zone 1 (low risk).

The land is classified as Grade 3 on DEFRA's Land Classification Map.

REGISTERED TITLE

The land is registered with HM Land Registry under title number EX908323.

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

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

The land is subject to the following Public Rights of Way: Footpaths EX|Stanford Rivers|18 and EX|Stanford Rivers|20, together with Bridleway EX|Stanford Rivers|1.

SERVICES

There are no services connected to the land.

Prospective purchasers must make their own enquiries as to the suitability and availability of services.

OVERAGE

The land will be sold subject to 40 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

Any other development will trigger the Overage.

DISCLOSURE

Please note that a staff member of Whirlledge & Nott is related to the vendor.

LEGAL

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

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.

VIEWING

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.

ASSIGNMENT, SUB-SALE AND FREESTANDING TRANSFER

The purchaser will be prohibited from actioning any of the above between exchange and completion.