



**Farm Land: Ongar**

**Guide Price  
£1,500,000**

## CHELMSFORD OFFICE

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

**01245 231123**

Lot 3: Modern Grain Store & Workshop set in 114.2 ac / 46.23 ha of grade 2 arable land and meadow, shaded green on the attached plan - Guide Price: £1,500,000

[Click Here For Further Details On Other Lots Available](#)

## DETAILS

**Lot 3: Grain Store & Workshop set in 114.2 ac / 46.23 ha of grade 2 arable land - £1,500,000**

- Shaded **Green** on the attached plan.
- Approximately 103.07 ac of arable land / 10.52 ac of meadow land.
- Gated Road access to Dunmow Road with yard area.
- Grain Store Building 1: Approx. 4,305 Sq. Ft (400 Sq. m) steel framed building with corrugated, sheet cladding and partial breeze block footings and internal partition with two roller shutter doors and separate pedestrian access, concrete floors.

- Workshop Building 2: Approx. 2,098 Sq. Ft (195 Sq. m) , concrete framed with corrugated sheet cladding, partial breeze block footings with single roller shutter door.
- Extensive Grade 2 Arable Land in several blocks.
- This lot will be sold subject to Overage (see below).

### **LOCATION**

Ponders Lodge Farmhouse is situated adjacent to Dunmow Road in the village of Fyfield, about 3 miles north of Chipping Ongar and about 11 miles west of Chelmsford, in the County of Essex. Ongar boasts two pubs, a primary school and church, along with several restaurants and shops and affords good access to the A414. Epping station is approximately 6 miles offering direct access to London via the central line. M11 junction 7 (Harlow / Hastingwood) is approximately 5 miles.

Postcode: CM5 0NN

What3Words: ///pans.weds.tops

### **FURTHER LOTS AVAILABLE**

Further adjoining land and buildings are also available in separate lots as follows:

**Lot 1:** House with accompanying outbuildings and grazing land totalling approximately 9.49 ac / 3.84 ha, shaded orange on the attached plan. - Guide Price: £1,100,000

**Lot 3:** Modern Grain Store & Workshop set in 114.2 ac / 46.23 ha of grade 2 arable land and meadow, shaded green on the attached plan - Guide Price: £1,500,000

**Lot 4:** 6.86 ac / 2.78 ha of arable land, shaded red on the attached plan - Guide Price: £185,000

**Lot 5:** 0.10 ac / 0.04 ha of infill land, shaded purple on the attached plan - Guide Price £100,000

[\*\*CLICK HERE FOR FURTHER INFORMATION\*\*](#)

Contact the selling agent for further information.

## **LEGAL SERVICES**

We understand Ponders Farmhouse has mains water, drainage and electricity connected.

Prospective purchasers must satisfy themselves as to the location and availability of services.

### **OVERAGE**

Lots 1, 2, 3 & 4 will be sold subject to 25 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
- a single residential dwelling

Any other development will trigger the Overage.

Lot 5 is sold without overage.

### **RESTRICTIVE COVENANTS/ EASEMENTS**

The property is sold subject to any existing wayleaves, easements or restrictive covenants whether mentioned in these particulars or not.

There will be a restriction preventing the transfer, novation or sub sale of the property prior to completion.

**Lot 1:** Subject to the following public rights of way: EX|Fyfield|27 & EX|Fyfield|49.

The dwelling is Grade II listed. List Entry Number: **1337245**

The adjoining Essex Barn is Grade II listed. List Entry Number: **1165989**

Prospective purchasers must satisfy themselves as to the nature of the listing.

**Lot 2** is subject the following public rights of way: EX|Fyfield|14

**Lot 3** is subject the following public rights of way: EX|Fyfield|12

**Lot 4** is subject to the following public rights of way: EX|Fyfield|12 & EX|Fyfield|14

### **PLANNING**

The Local Planning Authority is Epping Forest District Council.

The Property is situated within designated Green Belt.

Ponders Lodge Farmhouse and the adjoining barn are Grade II listed.

Prospective purchasers must satisfy themselves as to the suitability of the land for their proposed use.

### **TENURE**

Vacant possession will be given upon completion.

### **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**

Whirledge & 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. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

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