

LAND AT THE RIVER BRIDGE
GREAT SAMPFORD, SAFFRON WALDEN, CB10 2RS

CHEFFINS



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20.35 ACRES (8.23 HECTARES) OF PASTURE LAND ON THE EDGE OF THE VILLAGE OF GREAT SAMPFORD WITH RIVER FRONTAGE AND DIRECT ROAD ACCESS

FOR SALE AS A WHOLE

Introduction

An excellent opportunity to acquire an attractive block of pasture land conveniently located on the western edge of the village of Great Sampford. The land includes an area of willow set beds and offers prospective purchasers scope for a range of uses, including amenity, equestrian or environmental purposes, subject to the necessary consents.

The land is offered for sale with vacant possession on completion.

Location

The land lies within the Uttlesford District of North Essex, approximately 6 miles south east of the market town of Saffron Walden and 3.5 miles north east from Thaxted. The property benefits from road frontage and direct access onto the B1051, providing convenient connections to the surrounding area and wider road network.

Method of Sale

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

Description

The land presents a rare opportunity to acquire a highly attractive and versatile parcel in a sought-after part of North Essex. Extending to approximately 20.35 acres (8.23 hectares) the land is partly elevated and slopes down to level water meadows with extensive frontage to the River Pant, which adds both amenity value and environmental interest.

The land is in permanent pasture and is currently used for equestrian grazing and hay making. It is classified as predominantly Grade 3 and comprises Hanslope series soils, being slowly permeable chalky boulder clay typical of the local area.

There is approximately one acre of willow set beds located in the south western corner of the parcel, adjacent to the River Pant. Established in 2008/09 the plantation is managed



by J S Wright & Sons Ltd as commercial set beds for cricket bat willow. The trees are now approaching the end of their productive life and present an opportunity for replanting or alternative use, subject to any necessary consents.

There is a small timber field shelter together with a gated access and hardstanding parking area off the B1051 Road, and the land is enclosed by a combination of mixed fencing, mature hedgerows and established tree belts, providing natural shelter, privacy and clearly defined boundaries. The River Pant also forms part of the south western boundary, further enhancing the setting and overall appeal of the property.

The land is partly located with Flood Zone 3 as identified on the Environment Agency flood maps.

Tenure & Possession

The land is offered for sale with vacant possession on completion.

Drainage Rates

Environment Agency drainage rates are currently payable at the standard rates.

VAT

The land is not registered for VAT however if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.



Town & Country Planning

The land is within Uttlesford District Council and all of the land lies outside of the development boundaries of Great Sampford. The land is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into force. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Basic Payment Scheme

The current owners have historically claimed for Basic Payment Scheme entitlements and the seller will retain any historic delinked payments.

Environmental & Grant Schemes

The land is not currently entered into any Countryside Stewardship, Sustainable Farming Incentive or other schemes.

Sporting, Timber & Minerals

All sporting, timber and mineral rights are included in the sale insofar as they are owned.

Tenant Right & Dilapidations

There will be no ongoing valuation, and the purchaser shall not claim for dilapidations, if any, in relation to the property.

Wayleaves, Easements, Covenants & Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

There are two footpaths that run across the property. They are labelled on the definitive map as Footpath 50 & 53 Great Sampford.

Exchange & Completion

Exchange of contracts shall be within 6 weeks of the purchaser(s) solicitor receiving a draft contract. Completion will be by agreement between the parties.

Boundaries

The vendor and vendor's agents will do their best to specify the ownership of boundary hedges, tree belts and ditches but will not be bound to determine these. The property is available for inspection and the purchaser(s) will be deemed to have satisfied themselves as to the ownership and location of the boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey and are for identification purposes only.

Local Authority

Uttlesford District Council, Council Offices, London Road, Saffron Walden, CB11 4ER

T: 01799 510510 | E: uconnect@uttlesford.gov.uk

W: www.uttlesford.gov.uk/

Viewings & Further Information

The land can be viewed by prior arrangement with the Sole Agents. For further information please contact:

Simon Gooderham

E: simon.gooderham@cheffins.co.uk | T: 01223 213777 or

Henry Lankfer

E: henry.lankfer@cheffins.co.uk | T: 01223 213777

As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety.

Nearest Postcode: CB10 2RS

what3words: ///speak.toenail.obliging

Anti-Money Laundering Regulations

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

Sellers Solicitor

Tees Law, Tees House, 95 London Road, Bishop's Stortford, Hertfordshire, CM23 3GW

Agents' Notes

For clarification we wish to inform purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The plan and acreages use gross acreages taken from the Ordnance Survey sheets and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. May 2026.



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Important Notice These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Cheffins does not have any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).



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