



Farm Land: Danbury

**Guide Price
£120,000**

RAYLEIGH OFFICE

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

01268 783377

Approximately 6.8 acres arable land.

FOR SALE BY AUCTION - THURSDAY 8TH OCTOBER 2026.

[CLICK HERE TO REGISTER AS A BIDDER.](#)

DETAILS

Approximately 6.8 acres arable land, being part of Fishers Field pictured above, for sale with access from Hyde Chase in Danbury, Chelmsford.

For sale by auction - Thursday 8th October 2026.

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LOCATION

Set within Danbury, the land at Fishers Field lies approximately 9.8 kilometres south east of Chelmsford city centre and 5.3 kilometres south west of the town of Maldon, using straight line distances.

The land benefits from access from Hyde Chase.

Adjoining land extending to approximately 12 acres is also available separately - [LINK](#)

POSTCODE: CM3 4LN

TENURE

The land is offered for sale freehold, vacant and comprises Land Registry title number EX854331 and part of title EX854496.

For further details please refer to the legal pack.

TOWN & COUNTRY PLANNING

The Local Planning Authority is Chelmsford City Council.

Prospective purchasers must make their own enquiries as to the likelihood of obtaining planning consent for any proposed use.

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.

Public Footpath 41 crosses the land close to the eastern boundary, as indicated on the plan.

The buyer will erect and thereafter maintain a fence of minimum specification post and two strands wire along the boundary between points C-D on the plan.

For further details please refer to the legal pack.

SERVICES

It is understood that there are currently no services connected to the land.

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

METHOD OF SALE

The land is for sale by auction on Thursday 8th October 2026.

The auction will be streamed via the [Dedman Gray](#) website. Bidding available by telephone, proxy and online.

OVERAGE

The land will be sold subject to a 40 year overage reserving 25% of any increase arising from changes of use or planning permission for development. The overage will not be triggered by development for agriculture, equestrian, horticulture, forestry or planning for a single dwelling

house.

LEGAL

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

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.

JOINT MARKETING

Dedman Gray - 01702 311010

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