Whirledge & Nott

Land • Property • Development











Farm House: Beauchamp Roding, Ongar

Guide Price £725,000

CHELMSFORD OFFICE

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

01245 231123

A four-bedroom detached country residence requiring comprehensive renovation and refurbishment, together with a range of outbuildings and land extending to approximately 2.62 acres. Situated within the sought-after Rodings, the property offers an excellent opportunity for purchasers to create a home to their own specification, whilst benefiting from convenient access to surrounding centres and airport facilities.

Prospective purchasers should be aware that the works required may include structural repairs and improvements.

DETAILS

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RICS®

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LOCATION

Located adjacent to School Lane in the village of Beauchamp Roding which offers excellent transport links being in close proximity to the following nearby towns, offering an array of shopping and leisure facilities:

- Ongar – 7 miles
- Great Dunmow – 8 miles
- Chelmsford – 14 miles
- Stansted Airport – 12 miles
- M11 (Junction 7) – 10 miles
- Chelmsford Station – 14 miles (London Liverpool Street from approximately 35 minutes)

(All distances and times are approximate.)

Ingatestone, Chelmsford, Bishop's Stortford and Epping train stations are all located within approximately 12 miles and offer direct trainline links to London within approximately 35 minutes.

A comprehensive range of preparatory, primary, secondary and sixth form options can be found within the surrounding area, including leading grammar schools, such as: King Edward VI Grammar School, Ongar Academy and Chelmsford County High School for Girls.

THE PROPERTY

Ground Floor

- Sitting Room: (5.21 x 4.20m) - Wooden front door, 2 x S/G timber casement windows, wooden floor, with brick open fireplace, built in storage cupboard and corner wooden cabinet with beam details throughout.
- Dining Room: (3.21 x 3.93m) - 2 x S/G timber sash windows with carpet flooring, brick open fireplace, with further access to:
- Study: (3.99 x 3.26m) - S/G timber casement, brick open feature fireplace with beam details throughout and a wooden floor.
- Kitchen: (3.87 x 3.39m) - 3 x S/G timber casement windows, with lino flooring, beam partial partition, stainless steel sink with laminate cupboards and built-in cupboard.

- WC: (0.91 x 2.26m) - S/G timber window with obscured glass, brick footings, beam details, toilet and sink.
- Utility: (3.02 x 3.52m) - 2 x S/G timber casement window, wooden back door, tiled floor with ceramic butler sink.
- Boot Room: (3.51 x 1.88m) - 2 x S/G timber casement windows with tiled flooring

First Floor

- Bathroom: (2.21 x 3.29m) - 2 x S/G timber windows with lino flooring, built-in bath, sink and WC.
- Bedroom 1: (3.46 x 3.23m) - S/G timber casement window with wooden flooring, with brick chimney and beam details.
- Bedroom 2: (4.26 x 3.57m) - S/G timber window to the front, brick chimney and beam details, built-in cupboard and access to Bedroom 3.
- Bedroom 3/ Dressing Room: (3.62 x 3.25m) - S/G timber casement windows, wooden flooring, with beam details and feature fireplace.
- Bedroom 4: (5.89 x 4.13m) - Stepped access, 2 x S/G timber sash windows, wooden floor boards, feature open fireplace.

EXTERNALLY

Outside water tap.

Fenced garden to the front with separate tarmac drive to a concrete yard area with outbuildings.

Separate drive to detached garage.

Courtyard seating area to the side.

Separate Meadow to the rear featuring Outbuilding 4 and gated vehicle access to Three Hurdles Lane.

Woodland Strip on the Western Border.

OUTBUILDINGS

Garage

Detached, timber framed and concrete built building with pan tiled roof in need of repairs with double timber door.

Outbuilding 1 (9.86 x 3.32m)

Detached, timber framed and concrete built barn with pan-tiled roof. 2 x pedestrian doors, S/G Crittall windows. and internal timber partitions.

Outbuilding 2 (10.19 x 5.21m)

Semi-detached, timber framed Essex style barn with double timber doors, timber clad and brick footings. Open-sided lean-to with corrugated sheet roofing to the rear.

Outbuilding 3 (10.09 x 4.77m)

Semi-detached, timber framed barn with concrete floor, timber clad 2 x pedestrian doors, pantile and pantile roof.

Outbuilding 4

Timber framed and corrugated metal sheet clad with dirt floor and double wooden doors in need of repair.

PROOF OF FINANCE

Due to the comprehensive nature of the refurbishment required, prospective purchasers are advised to thoroughly inspect the property prior to submitting an offer and satisfy themselves as to the extent of the works required, including any structural repairs, before submitting an offer.

Purchasers must demonstrate their funding before an offer will be accepted. This includes (but is not restricted to):

- Evidence of Cash Funds
- A mortgage agreement in principle where the mortgage provider has inspected the property prior to agreeing to lend.

OVERAGE

Proctor's 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.

LEGAL

SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

Prospective purchasers must undertake their own investigations into the availability and suitability of existing services including, but not restricted to, the existing drainage and the requirements of any lenders.

COUNCIL TAX BAND

The property is assessed as Council Tax Band G.

EPC

The property is classed as Band E.

PLANNING

The Local Planning Authority is Epping Forest District Council.

The Property is situated within designated Green Belt.

Proctor's is Grade II listed.

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

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.

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.

NOTICE

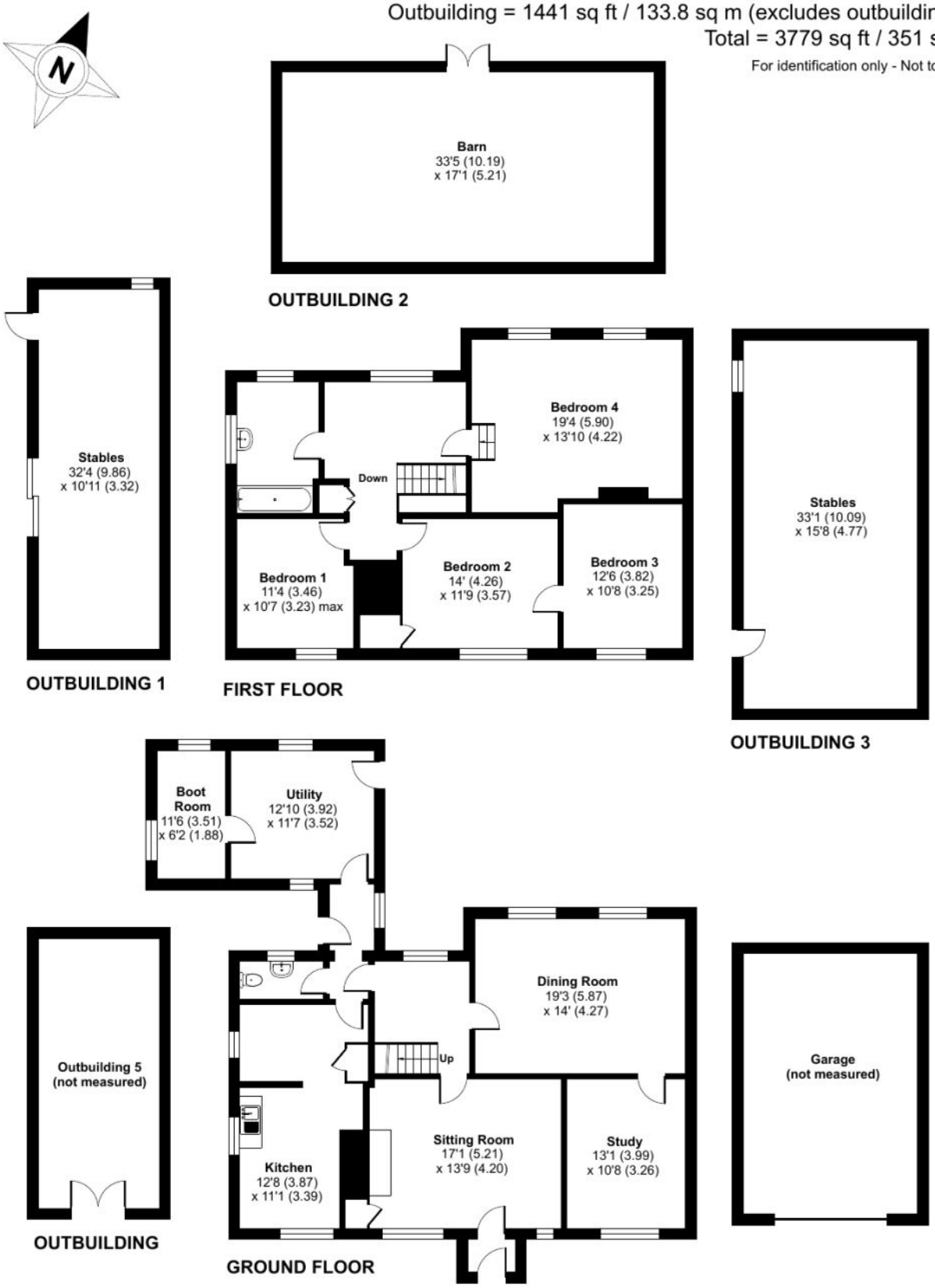
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Proctor's, Beauchamp Roding, Ongar, CM5

Approximate Area = 2338 sq ft / 217.2 sq m (excludes garage)
Outbuilding = 1441 sq ft / 133.8 sq m (excludes outbuilding 5)
Total = 3779 sq ft / 351 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Whirledge & Nott. REF: 1480486

Proctor's, School Lane,
Beauchamp Roding, Ongar,
CM5 0PJ

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50 m
Scale 1:1250 (at A4)

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