



Land: Wickham Bishops

**Guide Price
£125,000**

CHELMSFORD OFFICE

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

01245 231123

A secluded block of grazing land and woodland extending to approximately 7.3 acres (2.95 hectares) in total, with far reaching views, set in an idyllic and elevated position on the edge of the popular village of Wickham Bishops.

This property is adjacent to further property that is being marketed separately for sale which includes a substantial dwelling, outbuilding and approximately 12.8 acres of land. Details of which can be found here: [Bouncers](#)

DETAILS

This land extends to approximately 7.3 acres (2.95 hectares) and comprises of one parcel of grassland situated with road frontage to Wickham Hall Lane, with far reaching views.

DIRECTIONS

From Wickham Bishops Village Hall, exit the car park to the left then turn immediately right onto Church Road. Bear right for 0.5 miles, at the junction bear left onto Station Road and take the first left onto Wickham Hall Lane.

ACCESS

The land fronts the highway and is accessed via an existing agricultural gateway across the neighbouring property.

TENURE

Freehold.

POSTCODE

CM8 3JJ.

TOWN & COUNTRY PLANNING

It is recommended that any interested parties should contact Maldon District Council directly to make enquiries.

SERVICES

Mains water is connected.

BASIC PAYMENT SCHEME

The land has not been used to claim the Basic Payment Scheme.

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

The property is sold subject to or with the benefit of all covenants, wayleaves, easements, quasi easements or rights of way whether mentioned in these particulars or not.

BOUNDARIES, PLACES AND AREAS

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and areas and any mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

AGENTS NOTE

This property is adjacent to further property that is being marketed for sale which includes a substantial dwelling, outbuilding and approximately 12.8 acres of land. This is available as a separate lot, details of which can be found here: [Bouncers](#)

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 Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

**Whirledge
&Nott**

Land • Property • Development