



## Farm Land: Great Totham

**Guide Price**  
**£150,000**

### CHELMSFORD OFFICE

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

**01245 231123**

Approximately 4.07ac (1.65 ha) of former grazing land available on the outskirts of Maldon with existing stable and equestrian storage.

### DETAILS

Approximately 4.07ac (1.65 ha) of land with partial post and rail and partial barbed wire fenced boundaries, the land includes a section of pond.

- Black, weatherboard clad, single stable with brick base and tiled roof, offering open sided storage and field shelter to the side measuring approximately 505.84 Sq Ft (Measurements taken from Land App).

### LOCATION

Accessed via a granted Right of Way access over a private tarmac drive adjacent to Broad Street Green Road to the north east of Heybridge, approximately 1.5 miles South of Great Totham.

4.7 miles distant by road. It is located approximately 15 minutes drive from the A12, providing quick routes to Colchester (approximately 17.8 miles) and Chelmsford (approximately 13.6 miles).

### **TENURE**

The land is being offered up with vacant possession.

### **TOWN & COUNTRY PLANNING**

The Local Planning Authority is Maldon District Council

### **RESTRICTIVE COVENANTS, EASEMENTS AND ROW**

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

### **SERVICES**

No services are connected to the land. Prospective purchasers must make their own enquiries as to the availability of services for their uses.

The land is crossed by an existing water main.

### **OVERAGE**

It is intended that the property is sold with an Overage at 20% of any uplift value arising from any non-equestrian or non-agricultural development over 20 years.

### **ADDITIONAL LOTS AVAILABLE BY SEPARATE NEGOTIATION**

- [3 Bedroom Semi - Detached Property](#)
- [Plot with Planning Permission for Two Bedroom Detached Dwelling](#)

Contact [a.randall@wnott.co.uk](mailto:a.randall@wnott.co.uk) for further information.

## **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.

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**Whirledge  
&Nott**

Land • Property • Development

Land at Poplar Green Chase, Great Totham,  
Maldon, CM9 8NX



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