



Land: Great Dunmow

**Guide Price
£160,000**

CHELMSFORD OFFICE

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

01245 231123

Poorhouse Wood represents Lot 2 of three lots of Ancient Woodland marketed for sale adjacent to High Easter Road in close proximity to the village of Leaden Roding. Poorhouse Wood extends to approximately 15.7 acres (6.3 hectares).

DETAILS

LOTTING

Approximately 42.5 acres / 17.2 hectares of mixed coppice Ancient Woodland is available in total adjacent to High Easter Road.

The woodland is being offered for sale in three lots:

- **Lot 1** – Skinsley Wood - measuring approximately 13 acres with a guide price of £130,000
- **Lot 2** – Poorhouse Wood - measuring approximately 15.7 acres with a guide price of £160,000
- **Lot 3** – Chase Wood - measuring approximately 13.8 acres with a guide price of £140,000.

LOCATION

The woodland lays either side of High Easter Road to the east of Leaden Roding. The woodland is located approximately 9.5 miles from the City of Chelmsford and 7 miles from Great Dunmow. Lot 1 has access from the High Easter Road, Lots 2 & 3 have access from High Easter Road via the public byway which runs between the two Lots.

The nearest postcode is CM6 1QQ

What 3 Words: <https://w3w.co/elastic.desiring.replied>

SERVICES

There are no services connected to the land.

TOWN & COUNTRY PLANNING

The local planning authority is Uttlesford District Council.

ENVIRONMENTAL

The land is designated as being "Ancient Woodland".

RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY

There is one public right of way crossing the land.

The woodland is being sold with any existing covenants or restrictions if applicable.

LEGAL

TENURE AND POSSESSION

The land is being offered for sale freehold with vacant possession.

NOTICE

Whirledge & 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. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LAND REGISTRATION

The boundaries as shown are for reference only. The land will be registered with the Land Registry upon sale.

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.

ANTI MONEY LAUNDERING

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

**Whirledge
&Nott**

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