

**LAND AT DEYNES FARM**  
**DEBDEN, SAFFRON WALDEN, ESSEX, CB11 3LG**

**CHEFFINS**



# LAND AT DEYNES FARM, DEBDEN, SAFFRON WALDEN, ESSEX, CB11 3LG

## 29.86 ACRES (12.09 HA) OF GRADE 2 ARABLE LAND LOCATED ON THE OUTSKIRTS OF DEBDEN VILLAGE IN AN ATTRACTIVE AREA OF NORTH ESSEX

### Introduction

An excellent opportunity to acquire a well-maintained block of Grade 2 agricultural land located in an attractive corner of north-west Essex, on the edge of Debden village.

### Location

The land is located on the eastern outskirts of the village Debden, which is 3 miles south of Saffron Walden and 4 miles to the northwest of Thaxted. Access to the land is from the centre of Debden village via Deynes Road which is a council highway leading into a private road in shared ownership with a number of residential properties.

### Method of Sale

The land is offered for sale by private treaty as a whole.

### Description

The land is gently undulating and contained within a single block, with access from Deynes Road leading to a farm track. There are a number of mature trees and hedgerows along the boundary which enhance the amenity and environmental benefits of the land.

All of the land is classified Grade 2 and is of the Hanslope series of semi-permeable calcareous clay soils suitable for cereals and grassland. The majority of land has been tile-drained together with some more recent land drainage improvement and a regular programme of mole drainage. The land has been farmed in an arable rotation of cereal crops and sugar beet.

### Tenure & Possession

The land is subject to a farm business tenancy which commenced in September 2025 and will terminate following the 2026 harvest on the 28th September 2026. The land is to be sold subject to the one-year Farm Business Tenancy.

### Drainage Rates

Environment Agency drainage rates are currently payable at the standard rates.



### VAT

The land is not registered for VAT however if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

### Town & Country Planning

Planning permission for a development of 9 bungalows with associated works in the north-west corner of the land was refused and dismissed on Appeal on 16th August 2024 (Appeal Ref: APP/C1570/W/24/3343330 Land Off Deynes Road, Debden, Saffron Walden)

The land is within Uttlesford District Council and all of the land lies outside of the development boundaries of Debden. The land is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into force.

The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

### Basic Payment Scheme

The land is registered with the Rural Payments Agency and Basic Payment Scheme subsidies have historically been claimed on the land.

There are no delinked payments included in the sale.

### Environmental & Grant Schemes

The land is not currently entered into any Countryside Stewardship, Sustainable Farming Incentive or other schemes.

### Sporting, Timber & Minerals

All sporting, timber and mineral rights are included in the sale insofar as they are owned.

## Wayleaves, Easements, Covenants & Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed. An overhead electricity line crosses the western part of the land.

There are a number of public footpaths crossing the land. There is a private water supply pipe along the northern boundary of the land, just to the south of the private roadway.

## Tenant Right & Dilapidations

The land will be left uncultivated following harvest. Straw will be baled and removed or chopped and spread. There will be no ingoing valuation, and the purchaser shall not claim for dilapidations, if any, in relation to the property.

## Exchange & Completion

Exchange of contracts shall be within 6 weeks of the purchaser(s) solicitor receiving a draft contract. Completion will be by agreement between the parties.

## Boundaries

The vendor and vendor's agents will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The property is available for inspection and the purchaser(s) will be deemed to have satisfied themselves as to the ownership of the boundaries.

## Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey and are for identification purposes only.

## Local Authority

Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex, CB11 4ER

T: 01799 510510 | E: [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk)

W: [www.uttlesford.gov.uk/](http://www.uttlesford.gov.uk/)

## Viewings & Further Information

The land can be viewed by prior arrangement with the Sole Agents. For further information please contact:

### Simon Gooderham

E: [simon.gooderham@cheffins.co.uk](mailto:simon.gooderham@cheffins.co.uk) or

T: 01223 213777

### Henry Lankfer

E: [henry.lankfer@cheffins.co.uk](mailto:henry.lankfer@cheffins.co.uk)

T: 01223 213777

As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety.

**Nearest postcode:** CB11 3LG

**what3words:** ///skills.legwork.quoted

## Anti Money Laundering

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

## Vendors Solicitor

BSG Solicitors LLP, 314 Regents Park Road, Finchley N3 2JX

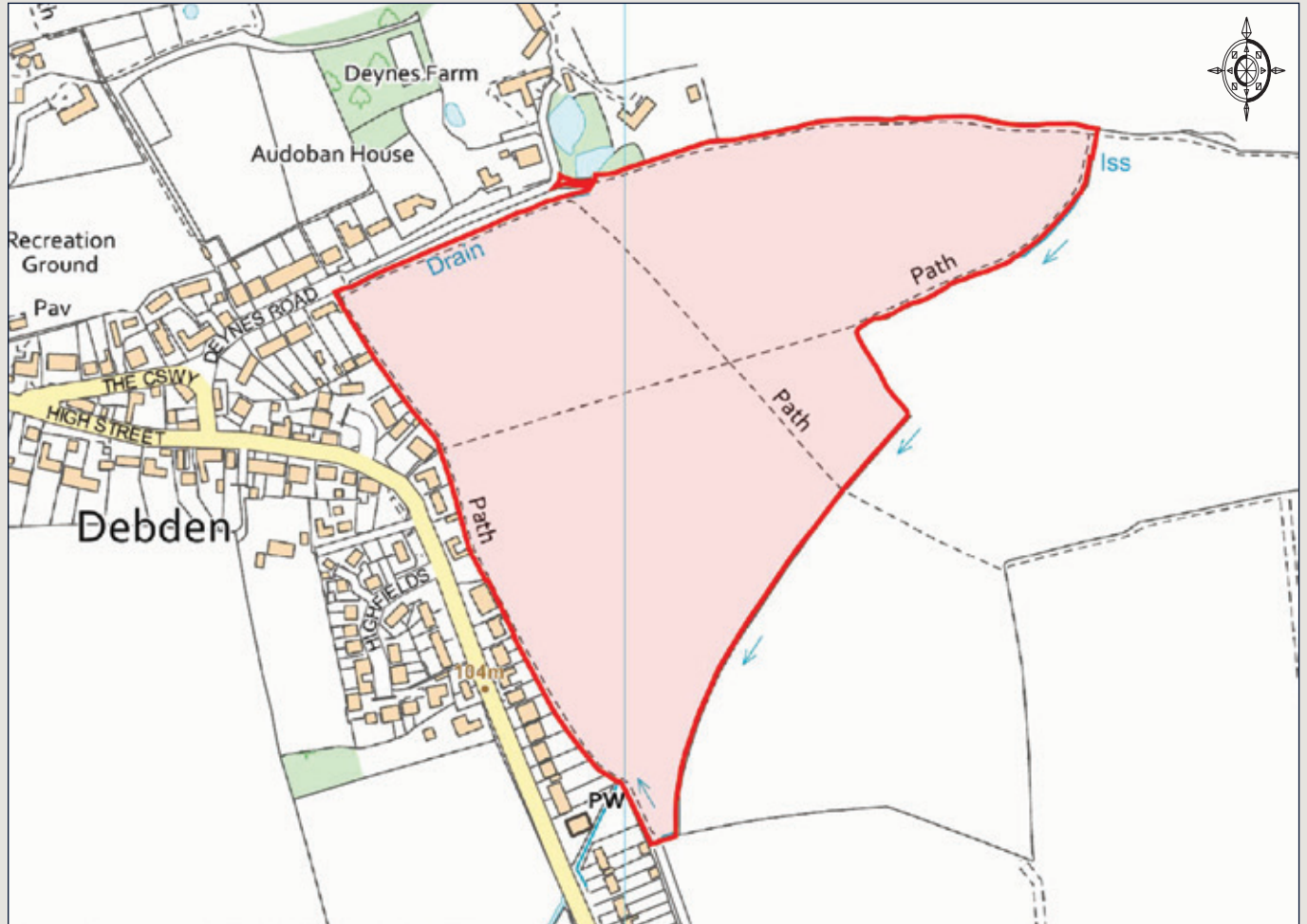
## Agents Notes

For clarification we wish to inform purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The plan and acreages use gross acreages taken from the Ordnance Survey sheets and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. June 2026.





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**Important Notice** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Cheffins does not have any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).



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