

LAND TO THE NORTH OF ICKLETON ROAD
GREAT CHESTERFORD, SAFFRON WALDEN, ESSEX, CB10 1NY

CHEFFINS



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**5.98 ACRES (2.42 HECTARES) OF GRASSLAND ON THE EDGE OF THE
VILLAGE OF GREAT CHESTERFORD WITH DIRECT ROAD ACCESS
FOR SALE AS A WHOLE**

Introduction

An excellent opportunity to acquire an attractive block of grassland conveniently located on the western edge of the village of Great Chesterford. The land is dissected by the river cam and offers prospective purchasers scope for a range of uses, including amenity, equestrian or environmental purposes, subject to the necessary consents.

The land is offered for sale with vacant possession on completion.

Location

The land lies within the Uttlesford District of North Essex, fronting Ickleton Road, Great Chesterford, in the county of Essex, providing convenient connections to the surrounding area and wider road network. The property is approximately 4 miles north west of Saffron Walden, 11 miles east of Royston and 12 miles south of the University City of Cambridge.

Method of Sale

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

Description

A fantastic opportunity to acquire approximately 5.98 acres (2.42 hectares) of grassland, on the edge of Great Chesterford, Essex. The land benefits from direct vehicular access off Ickleton Road, via a secure metal gate.

The land comprises of a ring-fenced paddock and the boundaries consist of a combination of post and wire fencing, established trees and hedgerows and the River Cam. From the northern boundary the River Cam feeds a watercourse which dissects the land, providing an attractive natural physical feature.

The land has been grazed by sheep in recent years. According to Natural England's Land Classification Maps, the land is designated as a combination of Grade 2/3 agricultural land and is situated within Flood Zone 3.

Tenure & Possession

The land is offered for sale with vacant possession on completion.

Drainage Rates

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

Town & Country Planning

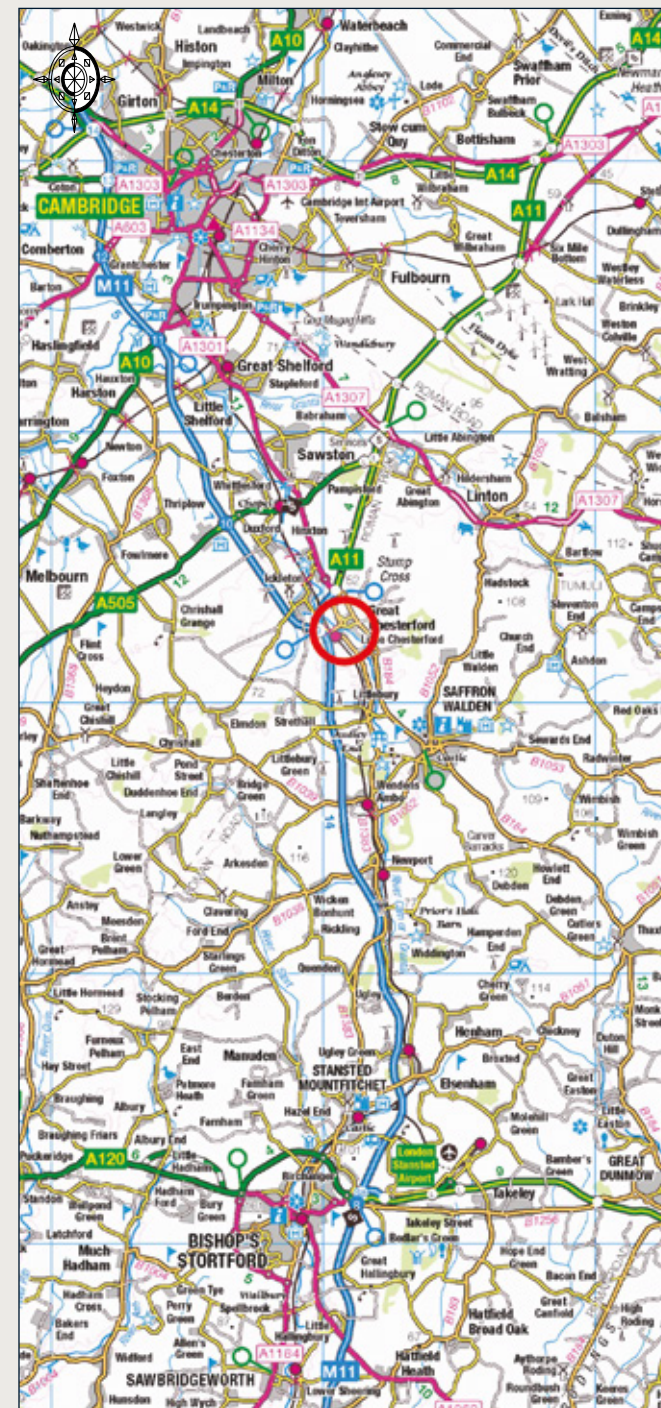
The land is within Uttlesford District Council and all of the land lies outside of the development boundaries of Great Chesterford. The land is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into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

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.

Basic Payment Scheme

The current owners have historically claimed for Basic Payment Scheme entitlements and the seller will retain any historic delinked payments.





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.

Development Overage

The land will be sold subject to a Development Overage in the event that planning permission is granted for any development other than for agricultural or equestrian purposes. The overage will not apply to carbon offsetting, biodiversity net gain or other such land based or environmental schemes.

The uplift will be for 30% of any net development value resulting from the grant of planning permission, change of use or similar consent within a period of 30 years from completion of the sale. The overage will be triggered on commencement of the development or on the sale of the land with planning permission whichever is sooner.

Tenant Right & Dilapidations

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, tree belts 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 and location of the boundaries.

Plans, Areas & Schedules

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

Anti-Money Laundering Regulations

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.

Local Authority

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

T: 01799 510510 | E: uconnect@uttlesford.gov.uk

W: www.uttlesford.gov.uk

Sellers Solicitor

Tees Law, Tees House, Campus, 3 Journey, Castle Park, Castle St, Cambridge CB3 0AY

Viewings & Further Information

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

Jonathan Purkiss

E: jonathan.purkiss@cheffins.co.uk

T: (01223) 213777 or

Henry Lankfer

E: 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: CB10 1NY

what3words: ///cabbies.fountain.testers

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. May 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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