

# Grass and woodland at Great Bardfield, Essex

About 18.14 acres (7.34ha)

Established woodland and fenced paddock with shelter



The Old Stables  
Lyons Hall Business Park  
Lyons Hall Road  
Braintree Essex CM7 9SH

T 01376 328297  
E [info@landpartners.co.uk](mailto:info@landpartners.co.uk)  
W [www.landpartners.co.uk](http://www.landpartners.co.uk)



## Grass and woodland at Great Bardfield, Essex

**An attractive block of grassland and amenity woodland with potential for uses including biomass production, grazing, leisure, carbon capture and biodiversity net gain.**



### Location & Situation

Lodge Wood and field is located to the east of the village of Great Bardfield in the hamlet of Waltham's Cross. It lies 8 miles to the north east of Great Dunmow, 9 miles north west of Braintree and 12 miles north east of Stansted Airport and the M11 Junction 8. The nearest postcode for the land is CM7 4QH.

The property is accessed at its north-eastern corner from the single track Mill Road, adjoining a small green with roads leading to Great Bardfield, Finchingfield, Wethersfield and Shalford.

### Grass Field & Copse - 6.28 acres (2.54ha)

The grass field forms the northern part of the property with long frontage to Mill Road. Along most of the frontage the field is above a raised bank, providing relative privacy to the field itself. An access has been created at the north-eastern corner with a concrete track leading to a grass parking area adjoining a simple monopitch fully enclosed store/stable. There is plenty of space to erect buildings, subject to the necessary planning consents. The field has been recently fenced as a single block with post and wire.

The field is gently undulating with the free draining sandy loam soil allowing grazing all year round if needed. To the west of the grass field is a small copse of just under half an acre which, together with the mature hedge along the south-western boundary, provides useful shelter from the prevailing winds.

### Lodge Wood – 11.86 acres (4.80ha)

A block of mainly ancient semi-natural woodland in a broadly diamond shape, divided by a grass ride, believed to be a former Roman road. The woodland is accessed via the grass field and through a gate at the northern tip of the wood.

The older parts of the wood are lapsed hornbeam/hardwood shrub coppice with oak standards. To the south-east is a block of mainly self-set ash. The wood offers potential for management for timber production, carbon capture and amenity with a significant oak and firewood value available for immediate extraction.

The relatively open nature of the canopy allows woodland flora, including Dogs Mercury, to flourish whilst ponds within the wood attract wildlife including deer. The wood has, until recently, been used in conjunction with a neighbouring shoot.



## GENERAL REMARKS & STIPULATIONS

### Rights of Way

A public footpath runs along the eastern boundary of the grass paddock, passing into the wood for a short distance before exiting onto the adjoining field.

The vendors will retain a right of way on foot from the footpath to a location in the western part of the wood marked with an X on the plan. Further details are available from the selling agents.

### Services

Mains water is connected to the land. There is no electricity connected, but electricity lines cross the entrance to the property.

### Method of Sale

The land is offered for sale by private treaty as a whole. If you have an interest in only part of the property please contact the selling agents.

### Tenure and Possession

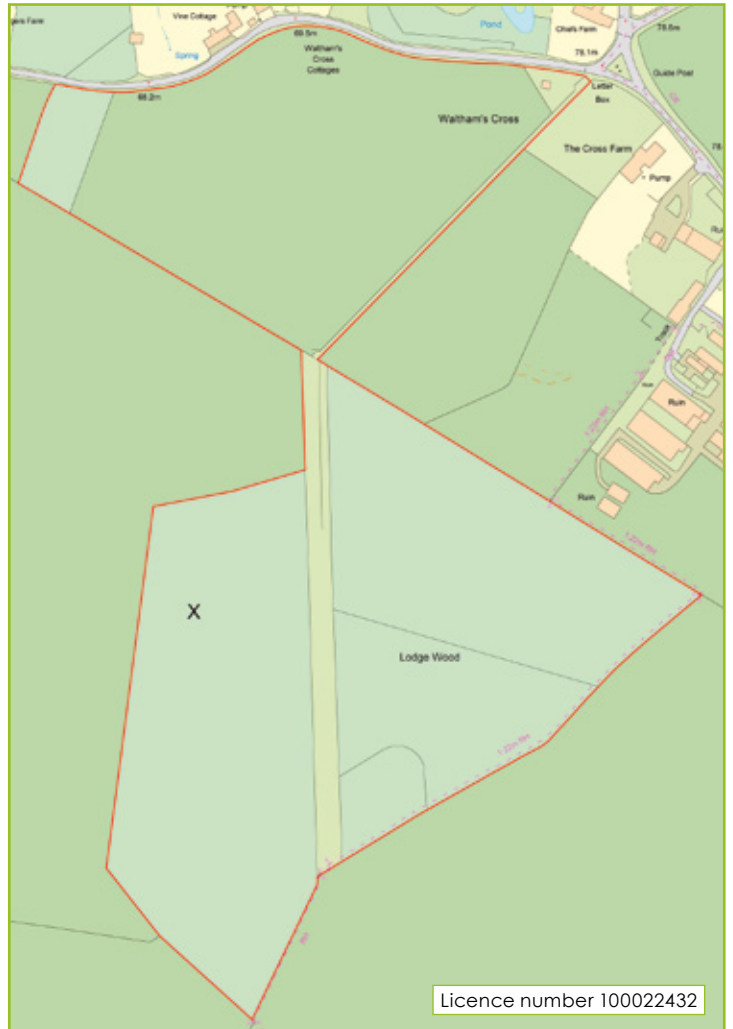
The land is offered for sale freehold with vacant possession on completion.

### Local Authority

Braintree District Council, 01376 552525

### Viewings

In daylight hours by prior arrangement with the selling agent, Simon Dixon Smith. Email: [simon@landpartners.co.uk](mailto:simon@landpartners.co.uk). Please keep away from the horses on site.



### Important Notice

Land Partners LLP for themselves and for the vendors of the property, whose agents they are, give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Land Partners LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. 4. If there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are intending to travel some distance to view the property. Particulars prepared in May 2023.