



Farm Land: Tendring

**Guide Price
£325,000**

RAYLEIGH OFFICE

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

01268 783377

Approximately 13.21 hectares (32.64 acres) of arable land known as Manor Field for sale with road frontage to Thorpe Road to the east of Tendring village.

DETAILS

A parcel of arable land of approximately 13.21 hectares (32.64 acres) situated to the south of Thorpe Road (B1035) to the east of Tendring.

METHOD OF SALE

The land is being offered for sale by Invitation to Offer. Offers are to be received by 12 noon Wednesday 20 December 2017. Please download the Invitation to Offer submission form and guidance for details.

DIRECTIONS

The land is situated to the south of Thorpe Road, which lies 1.1 miles to the north of Weeley, 7.7 miles to the north of Clacton on Sea and 7 miles to the north west of Frinton on Sea.

ACCESS

The land can be accessed directly from Thorpe Road.

TENURE

The land is being sold freehold.

POSTCODE

CO16 9AP

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme and 13.21 Entitlements are included within the sale.

LOCAL AUTHORITY

Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of all or any part of the property or any right attached to it becomes a charitable supply for the purpose of VAT, such tax will be payable in addition to the purchase price.

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

The property is sold subject to or with the benefit of all covenants, wayleaves, easements, quasi easements or rights of way whether mentioned in these particulars or not.

OVERAGE

The land will be sold subject to an overage for residential development.

The overage will be 25% of the uplift in value for a period of 25 years.

BOUNDARIES, PLACES AND AREAS

The boundaries are based on the Ordnance Survey and are for reference only.

The purchaser will be deemed to have full knowledge of the boundaries and areas and any mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

LEGAL

VIEWING

Viewing is permitted on foot accompanied by a set of particulars, having first notified the vendor's agent.

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.

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