

Farm Land: Great Horkesley

Offers in Excess of
£130,000

RAYLEIGH OFFICE

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

01268 783377

Farmland, Great Horkesley, approximately 7.19 hectares (17.78 acres) of arable land lying to the south of the village of Nayland. The land is being offered for sale by private treaty and a best and final offers date is set for noon on Friday 23rd February 2018.

DETAILS

A parcel of mainly arable land situated to the west of Horkesley Hill (A134). It is shown on the DEFRA (formerly MAFF) Land Classification Plan as being mainly Grade 3. The land comprises a single enclosure, which has been used for the production of arable crops. On the western boundary there is a small copse, known as Rectory Grove, that includes a series of small ponds.

LOCATION

Situated to the west of Horkesley Hill (A134) the land lies approximately 7km north of Colchester and 1.5km to the south of the village of Nayland.

ACCESS

The land can be accessed directly from Horkesley Hill.

TENURE

The land is being sold freehold with vacant possession.

BASIC PAYMENT SCHEME

There are no Basic Payment Scheme Entitlements being sold with the land.

TOWN AND COUNTRY PLANNING

The local planning authority is Colchester Borough Council, Rowan House, 33 Sheepen Road, Colchester, Essex CO3 3WG

RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY

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

BOUNDARIES, PLANS 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 will not null the sale or entitle any party to compensation in respect thereof.

METHOD OF SALE

The land is being offered for sale by private treaty.

LEGAL

NOTICE

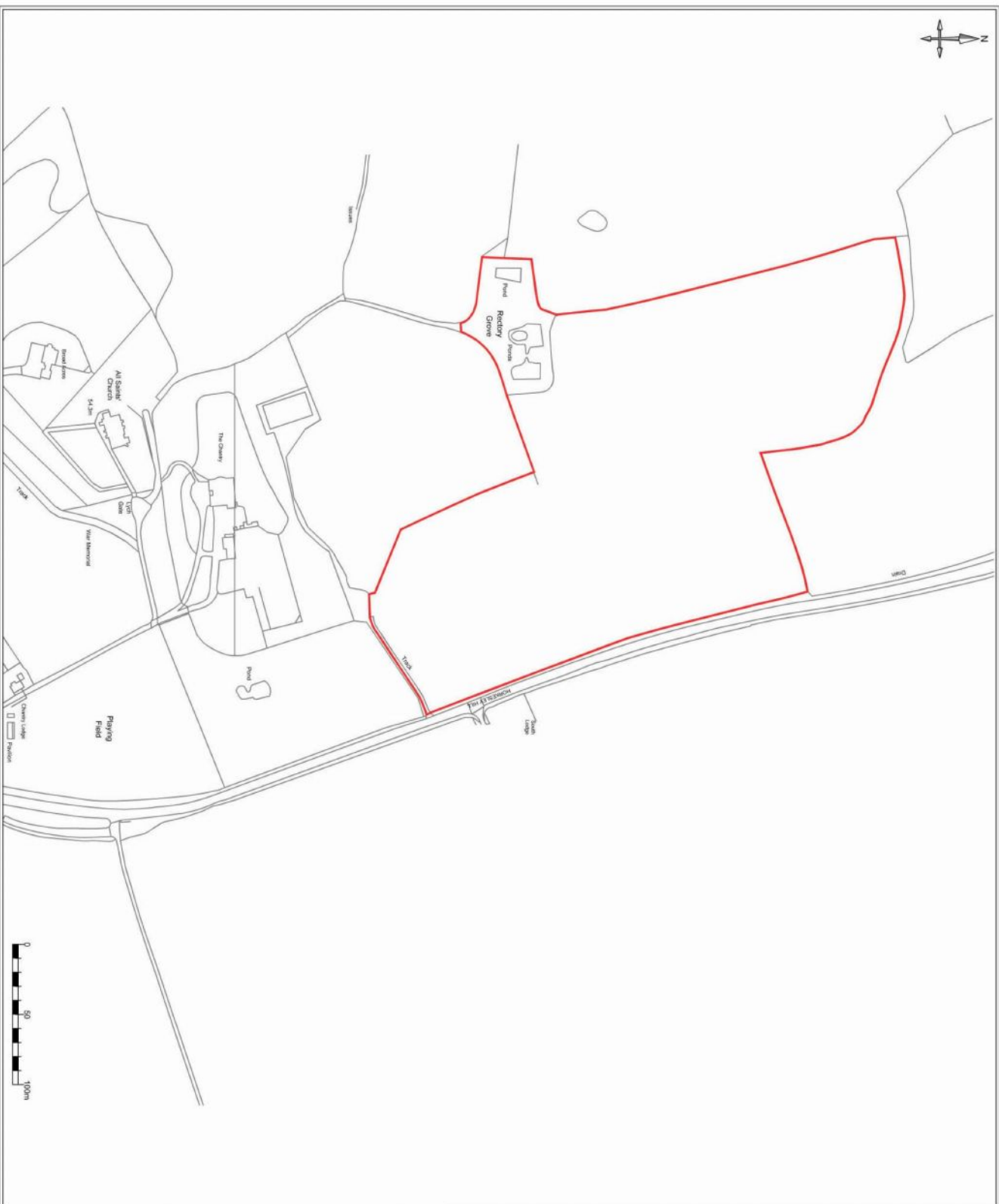
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VAT

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

VIEWING

Strictly by appointment. Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the Vendor accept any responsibility for any damage, injury or accident during viewings.



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— Site Boundary

Rev	Date	Description
1	11/11/2011	1
2	11/11/2011	2



Pigeon Investment Management Ltd
Linden Square
146 King's Road
Bury St Edmunds
IP33 3DJ

Drawing Title
Arable Land
Title Plan

Project Name
Westwood Park
Great Horsley,
Colchester, Essex

Drawn	Check	Scale	@
MP	HF	1:1250	A
Date		Drawing No.	Re
08/01/2018		GHR_002	-