



Farm Land: Great Horkesley

**Offers in Excess of
£80,000**

RAYLEIGH OFFICE

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

01268 783377

Grazing land abutting the River Stour, Great Horkesley. 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

The property is situated close to and south of the village of Nayland and forms part of the picturesque Stour Valley.

It extends to about approximately 5.345 Ha (13.21 acres) and comprises an area of grassland with part of the River Stour totalling about 5.11 Ha (12.63 acres). There is a further 0.23 Ha (0.58 acres) being part of a track lying west of Thrift Farm.

The grassland is formed of permanent pasture that is currently used for the grazing of livestock. It has been fenced and is subdivided into two main enclosures.

The property has the benefit of about half a kilometre of river frontage and a small part of the River Stour is shown on the Land Registry as being owned.

LOCATION

The land is situated to the west of Horkesley Hill (A134) and lies between the River Stour and Water Lane approximately half a mile south of Nayland and 1.5km to the north of Colchester.

ACCESS

Two gateways provide access onto Water Lane.

TENURE

Freehold with vacant possession.

TOWN AND COUNTRY PLANNING

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

SERVICES

The current water supply is from a neighbour's property and there is no formal right for this supply. It is believed there is a water main close to the land. Interested parties will need to satisfy themselves as to this supply and the ability to connect to it.

BASIC PAYMENT SCHEME

The land is not being sold with the benefit of Basic Payment Scheme Entitlements.

RESTRICTIVE COVENANTS 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. We draw your attention to the following:

- There are rights of access for the land to the west to use the gateway at the western end.
- There are rights to access and maintain a pump and pipes for abstraction of water from the River Stour.

Further details are available from the vendor's agents.

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 or sale by private treaty.

LEGAL

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 any survey or tested any appliance, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 Whirledge & Nott nor the Vendor accept any responsibility for any damage, injury or accident during viewings.

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&Nott**

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