



Farm Land: Colchester

Guide Price
£120,000

RAYLEIGH OFFICE

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

01268 783377

Approximately 17.05 acres (6.7 hectares) of farmland for sale in close proximity to Maldon Road (B1022) in Stanway, Colchester. For sale by auction on the 7th February 2018 in conjunction with our joint auctioneers Dedman Gray.

DETAILS

This property extends to approximately 17.05 acres (6.7 hectares) and comprises of one parcel of arable land situated off a private surfaced track which leads from Maldon Road (B1022). The land is currently down to winter wheat.

DIRECTIONS

The property is situated off Maldon Road, approximately 2.8 miles from Stanway and 3.5 miles from the centre of Colchester.

TENURE

The property is offered freehold but is subject to a Farm Business Tenancy producing Â£1,534 per annum which runs until 29th September 2019. Either party can serve a 15 day notice at any time.

POSTCODE

CO3 0SH

TOWN & COUNTRY PLANNING

Please make you own enquiries with Colchester Borough Council on 01206 282424.

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.

The property is included within and forms part of the Gosbecks Iron Age and Romano British site and has two monuments. Therefore farming is subject to certain rules, regulations and requirements.

BASIC PAYMENT SCHEME

The property is registered for the Basic Payment Scheme. The current tenant owns entitlements.

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.

OVERAGE

The property will be sold subject to overage. The term will be 35 years. The vendor will reserve 50% of any uplift in value derived from implementable planning for uses other than horticulture, equestrian, forestry and agriculture.

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 taxable supply for the purpose of VAT, such tax will be payable in addition to the purchase price.

LEGAL

NOTICE

Whirlledge & 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. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 viewing.

**Whirledge
&Nott**

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