



Plot: Thorpe-le-Soken

Guide Price £40,000

RAYLEIGH OFFICE

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

01268 783377

Approximately 0.32 hectares (0.79 acres) of land for sale by auction on the 11th July 2018.

DETAILS

A plot of land extending to 0.32 hectares (0.79 acres) in a rural position. The plot is located on Frinton Road (B1033) with road frontage.

DIRECTIONS

The property is situated on Frinton Road (B1033), approximately 1 mile from the centre of Thorpe-le-Soken and 6 miles from Clacton-on-Sea.

TENURE

The plot is offered freehold.

POST CODE

CO16 0JD

TOWN & COUNTRY PLANNING

Please make your own enquiries with Tendring District Council on 01255 686868.

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 property will be sold subject to overage. The term will be 30 years. The vendor will reserve 25% of any uplift in value derived from implementable planning for uses other than horticulture, equestrian, forestry and agriculture.

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 the respect thereof.

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

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.

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.

