



## Farm Land: Wickford

**Guide Price £60,000**

### CHELMSFORD OFFICE

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

**01245 231123**

For Sale is a block of pasture land , extending to approximately 0.3 Ha / 0.74 Ac, lying east of the A132 Nevendon Road, Wickford. The site is offered for sale unconditionally.

### DETAILS

#### DESCRIPTION

A block of level pasture land located with frontage to Nevendon Road with close access to the A127/132 junction. The site extend to approximately 0.3 ha / 0.74 ac.

#### ACCESS

The land is accessed via a right of way over the adjoining land to the existing gateway providing access direct from the Nevendon Road A132.

#### TOWN AND COUNTRY PLANNING

The land is designated as Green Belt. Prospective purchasers should make their own enquiries with Basildon District Council.

#### EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all existing easements and rights of way. A right of way for all purposes at all times will be granted over the adjoining

land to provide access between the existing highway entrance and the boundary of the land, subject to the purchaser paying a reasonable proportion of upkeep.

### **SERVICES**

No services are available.

### **TENURE**

Freehold.

### **SPORTING AND MINERAL RIGHTS**

All sporting and mineral rights as far as they are owned are included with this sale.

### **OVERAGE**

The property is being sold unconditionally.

### **BOUNDARIES PLANS AND AREAS**

The boundaries are based on the Ordnance Survey and for reference only. The purchaser will be deemed to have full knowledge of the boundaries and areas any mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

The vendor and purchaser shall share 50/50 the cost of surveying and preparing a land registry compliant plan if required.

The purchaser shall within 3 months of purchase erect a post and 3 wire fence between points A-B-C-D to delineate the boundary.

## **LEGAL      METHOD OF SALE**

Offers are being invited of an unconditional purchase.

### **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.

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