



FennWright.
Farms & Estates

5 acres of Agricultural/Amenity Land
Chequers Road, Little Bromley, CO11 2QE



Consumer Protection Regulations 2008 - Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



Land off Chequers Road, Little Bromley, CO11 2QE

A 5 acre parcel of agricultural/amenity land located on the edge of the village of Little Bromley.

Guide Price—£75,000

Location

The land is located on the edge of Little Bromley, on the junction with Chequers Road and Bromley Road, approximately 2.5 miles from Manningtree and 8 miles from Colchester.

The Land

The land consists of a single field extending to 5 acres (2 hectares).

The Grade 2 land has been used for the production of arable crops but may be suitable for a range of amenity uses, subject to planning.

The northern and eastern boundaries are marked by mature hedgerows, with a part open, tree lined, boundary to the south and open boundary to the west.

Access

The property is accessed directly off the corner of Bromley Road/Chequers Road, with further access points along Chequers Road.

Wayleaves, Easements and Rights of Way

The land will be sold subject to, and with the benefit of, any existing wayleaves, easements, quasi-easements and rights of way, whether mentioned in these particulars or not.

Local Authority

Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE—01255 686868

Please direct all planning enquiries to Tendring District Council.

Overage

The vendor will reserve an Overage of 30% of the uplift in value (index linked) for a period of 25 years. The Overage being triggered on the grant of planning consent or permitted development for a residential development, and will be payable on the earlier of a disposal or implementation of a consent.

Method of Sale

The property is offered for sale, as a whole, and offers are invited by private treaty.

Tenure and Possession

The land is offered freehold, with vacant possession, subject to a right of holdover for the current tenant to harvest the current crop.

Viewing

All viewings are strictly by appointment via David Ward 07753 562374

Health & Safety

Given the potential hazards of a working farm, we ask that you take particular care when making an inspection.

