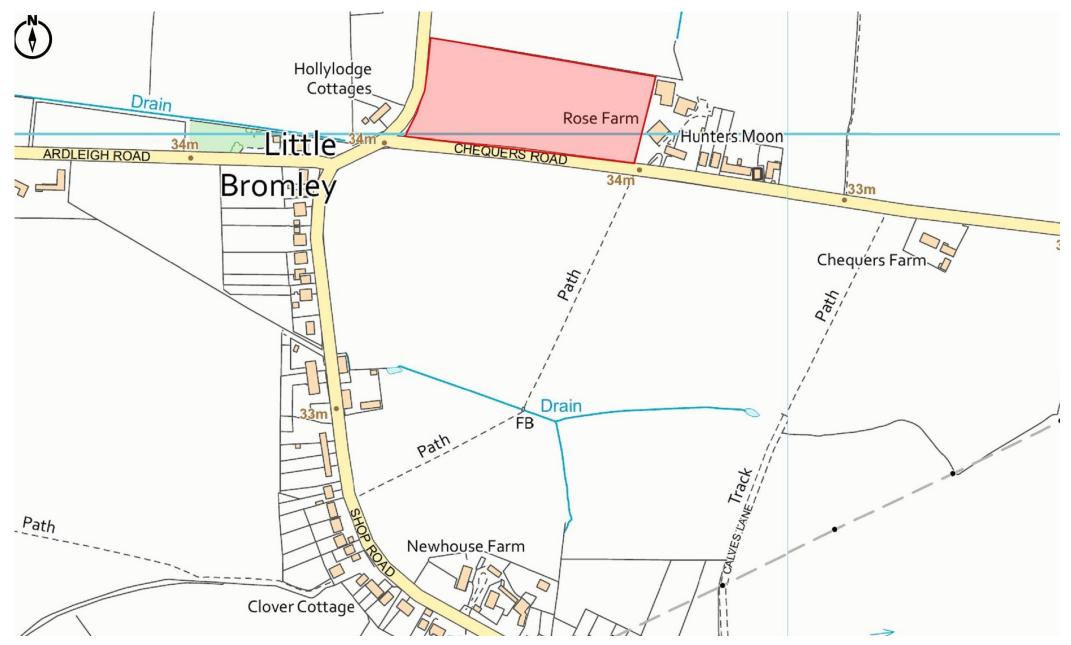


FennWright. Farms & Estates

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



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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.



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