

Land at Canon Leys Farm, Rignals Lane, Galleywood



Freehold

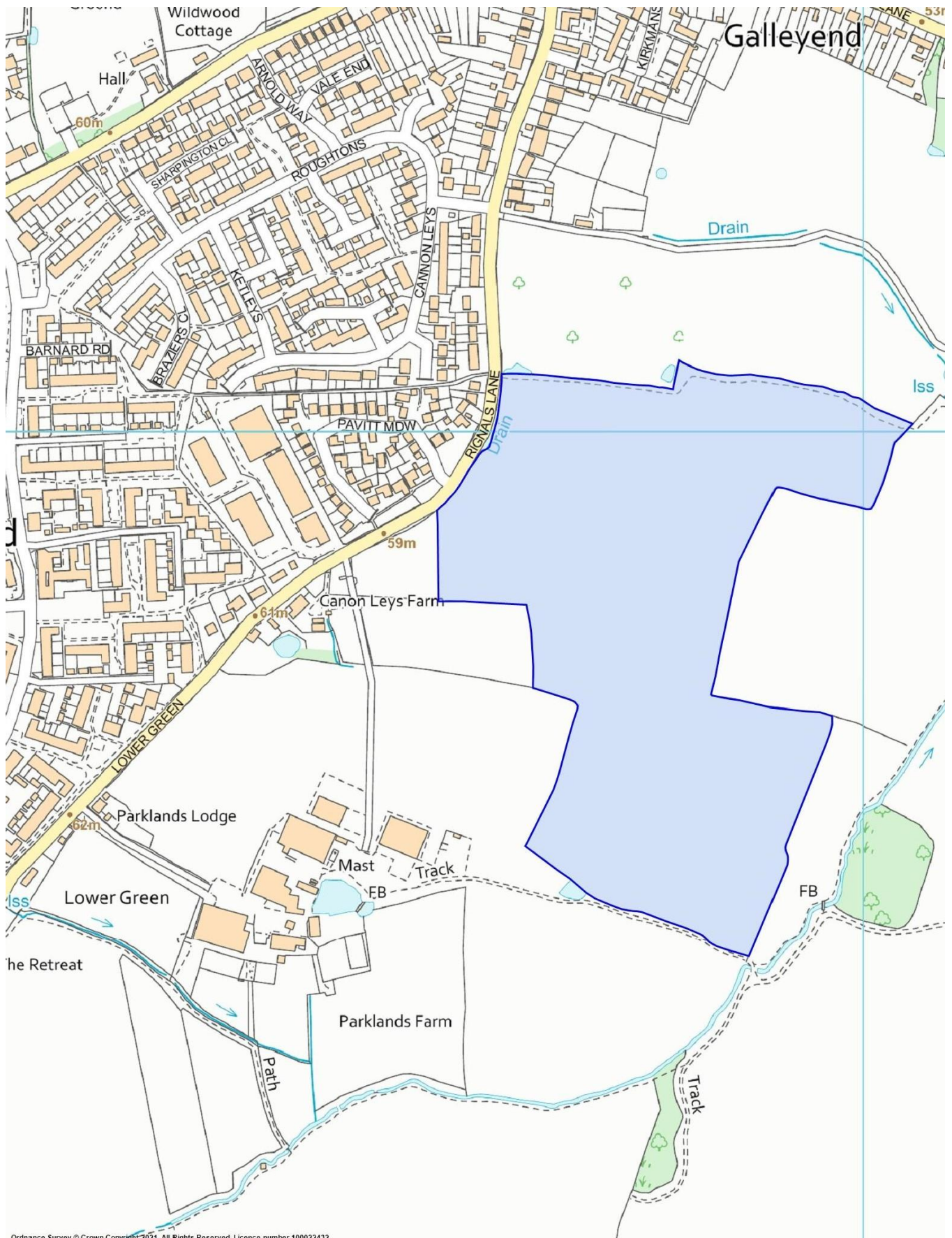
Guide Price

£360,000

For the whole
Subject to contract

A rare opportunity to purchase 14.73 hectares (36.39 acres) of land on the edge of Galleywood, Essex.

The Land



Details

Location

The land lies to the east of Galleywood, between the village and the A12, with frontage onto Rignals Lane.

Description

The property consists of a single arable field extending to 14.73 hectares (36.39 ac.) located on the edge of Galleywood.

The land is classified as Grade 3 and of the Windsor soil association, which is described as providing slowly permeable clay soils suitable for winter cereals and short-term grassland.

Recent management has included short term grass leys and arable rotation.

Services

The land is not connected to any mains or private services.

Basic Payment Scheme

The land is registered under the current Basic Payment Scheme (BPS) Please note that the BPS Entitlements were established by the Tenant and are excluded from the sale.

Rights of Way and Easements

The property will be sold subject to, and with, the benefit of all existing wayleaves, easements, covenants and rights of way whether mentioned in these particulars or not. It should be noted that a public footpath runs along the northern boundary from Rignals Lane.

Timber, Sporting & Minerals

To be included in the sale, so far as they are owned.

Local Authority

The land falls within the administration of Chelmsford City Council, Duke Street, Chelmsford, Essex, CM1 1JE

Overage Position

The property will be sold subject to an Overage Provision, reserving to the Seller 30% of the net uplift in value resulting from the grant of planning consent for residential led development. The Overage will be triggered on grant of consent and will be payable on commencement of development, or on the sale of the property (whichever is sooner). The Overage will be for a period of 25 years.

Plans, Areas & Schedules

Any areas, measurements or distances referred to are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Boundaries

The vendor and their agent will do their best to identify the ownership of the boundaries, hedges, fences and ditches but will not be bound to determine these. The purchaser will have to satisfy themselves and rely on their own enquiries as to the ownership of any boundaries.

Tenure

The land is offered for sale freehold but is subject to a farm business tenancy which may be terminated with effect from 29th September 2022, or earlier by agreement.

Method of Sale

The land is available as a whole and is offered by private treaty.

Viewing

To make an appointment to view this property please call us on 01206 216550.

Further information

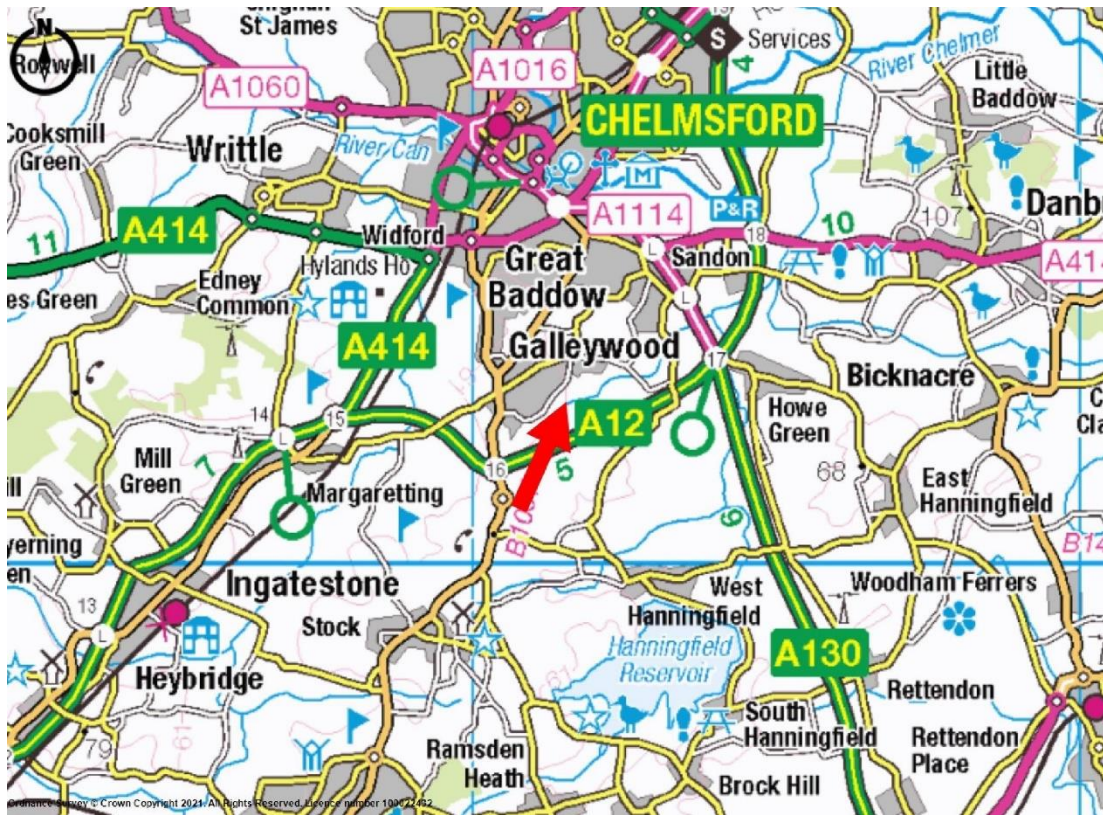
If you would like more information on this property please contact David Ward or Beth Speakman. [dw@fennwright.co.uk](mailto:dward@fennwright.co.uk) / bes@fennwright.co.uk. 01206 216550/ 01206 216542.

fennwright.co.uk



Directions

The land is located to the east of Rignals Lane, Galleywood. The nearest postcode is CM2 8QU.



To find out more or book a viewing

01206 216550

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Consumer Protection Regulations 2008

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