

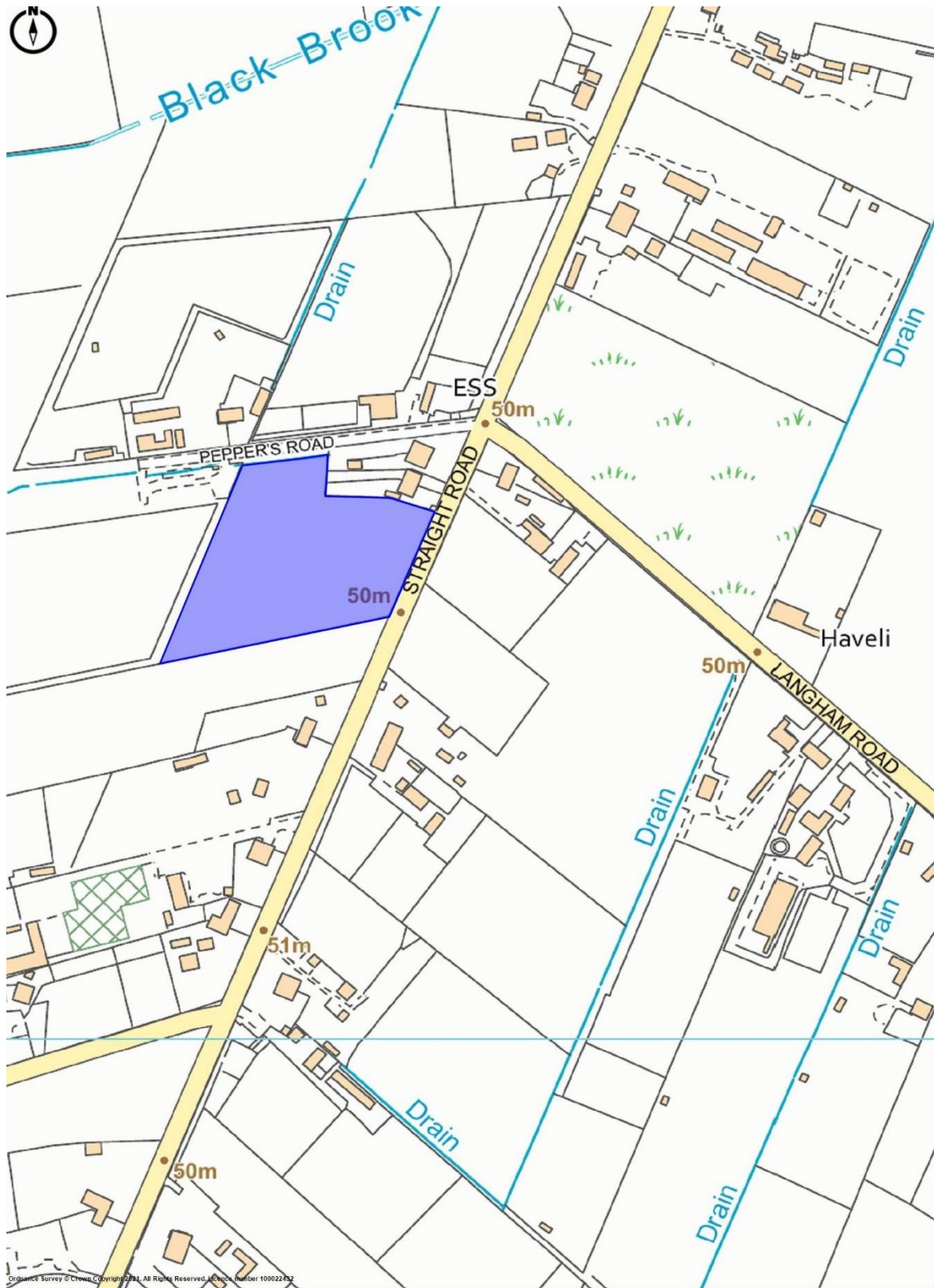
Land off Peppers Lane & Straight Road, Boxted, CO4 5HN



Freehold
Guide Price
£70,000
For the whole
Subject to contract

A rare opportunity to purchase approximately 3.5 acres of amenity land off Straight Road, Boxted

The Land



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Promap
LANDMARK INFORMATION

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Plotted Scale - 1:4000. Paper Size - A4

Details

Location

The land lies to the west of Straight Road, Boxted and is accessed off a private roadway directly opposite Langham Road.

Description

1.42 Hectares (3.5 acres) of amenity grassland well positioned between Colchester and the village of Boxted.

The land has been maintained and cut for hay and has provided an exercise area for the seller's kennel business.

Services

The land is not connected to any mains or private services. But we understand the owners have the right to take a water supply from the private main running down Peppers Lane.

Basic Payment Scheme

The land is not registered with the Rural Payments Agency under the current Basic Payment Scheme (BPS).

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.

Timber, Sporting & Minerals

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

Local Authority

The land falls within the administration of Colchester Borough Council, Rowan House, 33 Sheepen Road, Colchester, CO3 3WG

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 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, with vacant possession on completion.

Method of Sale

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

Viewing

Viewing is strictly by appointment only.

Further information

If you would like more information or to view this property please contact Libbey White or David Ward.

Libbey.white@fennwright.co.uk

dw@fennwright.co.uk

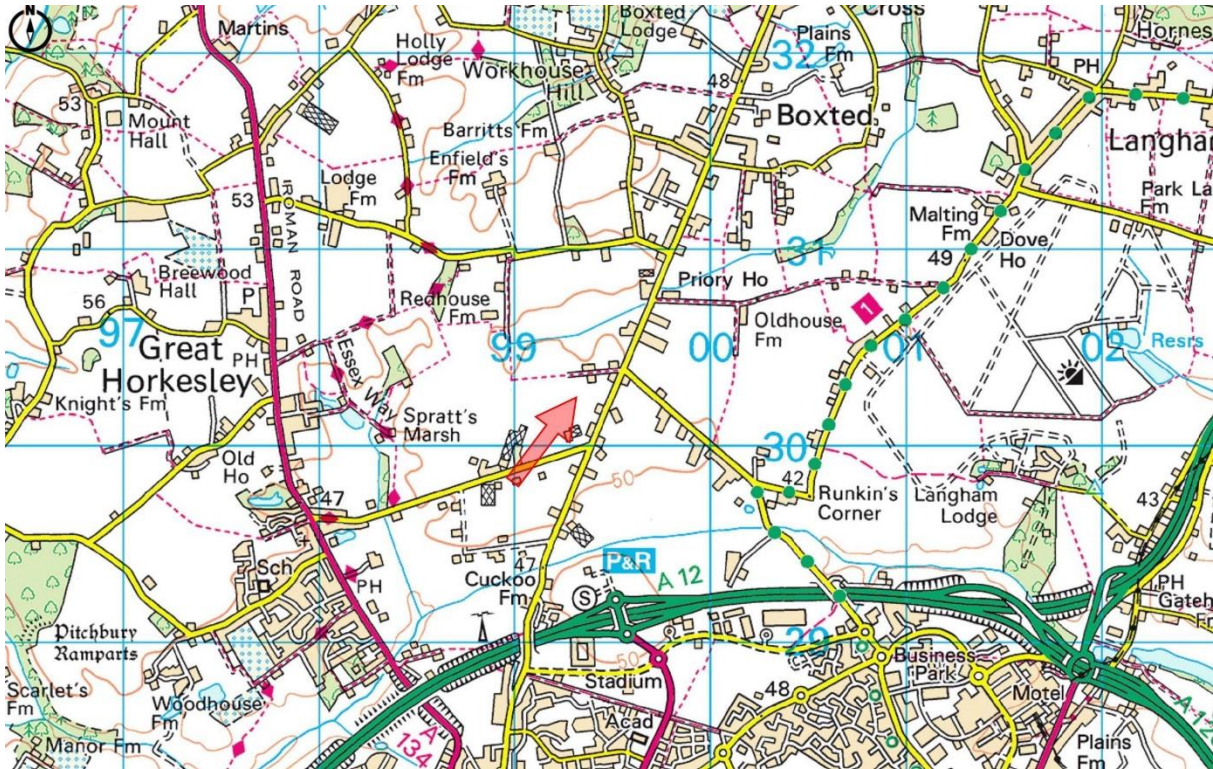
01206 216550/ 01206 216542.

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Directions

Travelling north on Straight Road, turn left immediately opposite Langham Road into Peppers Lane (a private unsurfaced track). The land can be found on the left-hand side after about 90 metres.



To find out more or book a viewing

01206 216550

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Consumer Protection Regulations 2008

Fenn Wright 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.

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