

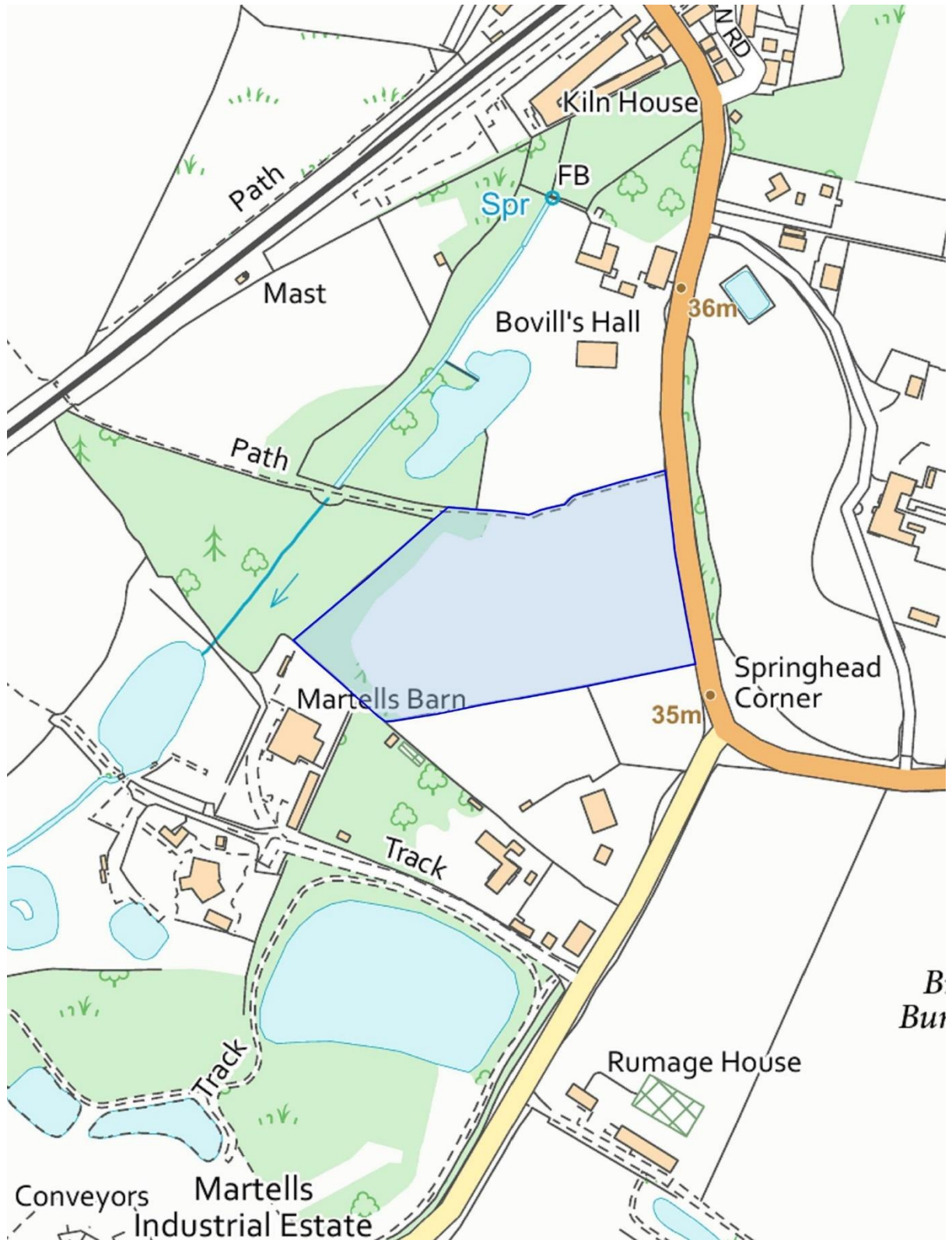
Land off Station Road, Ardleigh



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

An opportunity to purchase 2 Hectares (4.90 acres) of amenity land close to the village of Ardleigh

# The Land



# Details

## Location

The land lies to the south of the village of Ardleigh and to the west of the B1029 (Frating Road), approximately 300 metres after the railway crossing.

## Description

2 Hectares (4.9 acres) of amenity land including about 0.6 acres of woodland and open grassland/scrub.

The land has been largely unmanaged for a number of years but provides opportunities for a variety of uses – subject to planning

## Services

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

## 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. It should be noted that a public footpath runs along the northern boundary from Frating Road.

## Timber, Sporting & Minerals

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

## Local Authority

The land falls within the administration of Tendring District Council, Council Offices, Thorpe Road, Weeley, Essex, CO16 9AJ

## 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

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

## Further information

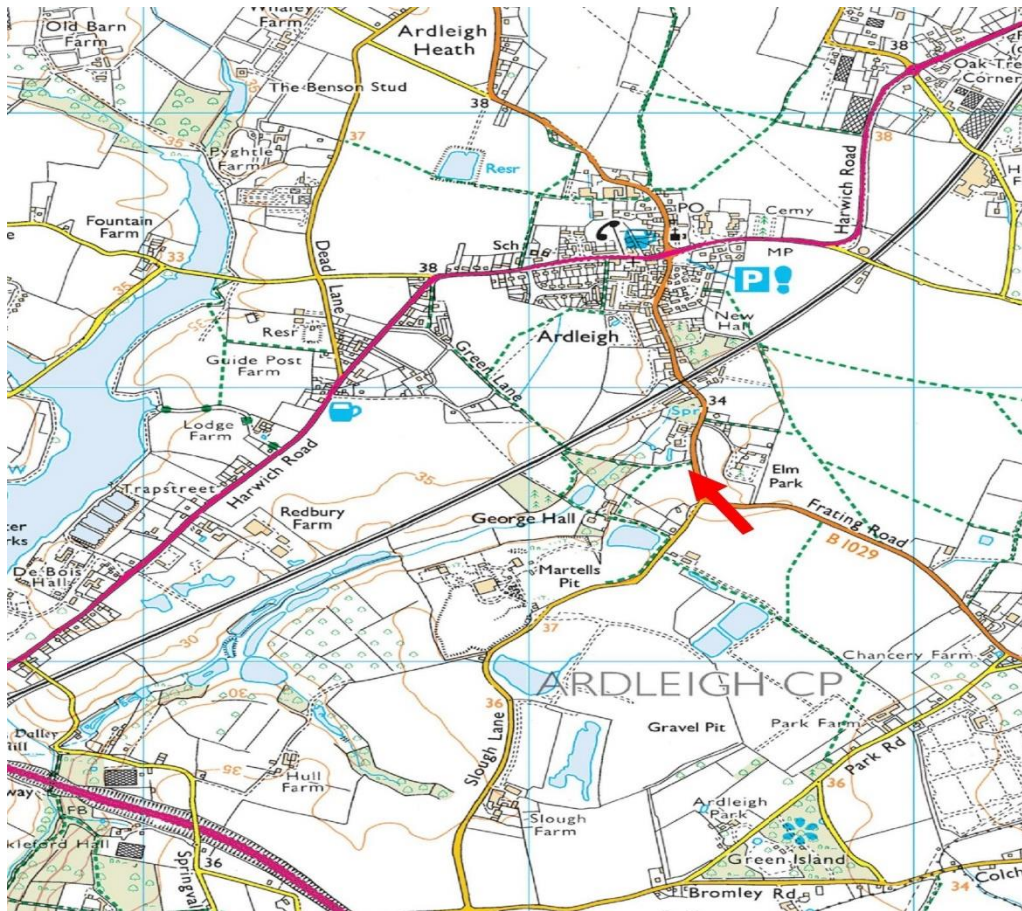
If you would like more information on this property please contact David Ward or Beth Speakman. [dw@fennwright.co.uk](mailto:dw@fennwright.co.uk) / [bes@fennwright.co.uk](mailto:bes@fennwright.co.uk). 01206 216550/ 01206 216542.

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# Directions

From Ardleigh take the B1029 signposted for Great Bromley. The land is located on the right hand side of the road, about 300 metres after the level crossing.



To find out more or book a viewing

# 01206 216550

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#### Consumer Protection Regulations 2008

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