



Farm Land: Goldhanger

Guide Price £25,000

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

A parcel of farm land extending to approximately 0.7 hectares (1.8 acres).

For Sale by Auction - Thursday December 7th 2023

Guide Price Â£25,000 plus fees

DETAILS

LOCATION

The parcel of land adjoins Highams Farm, located off the B1026. By road, the property is approximately 1.1 miles (1.8 kilometers) northeast of Goldhanger, 2 miles (3.2 kilometers) southeast of Tolleshunt Major and 4.6 miles (7.4 kilometers) southwest of Tollesbury.

TENURE

The Property is offered for sale Freehold and is registered under title EX719473. We are advised that the land is currently farmed under an agricultural tenancy but that the current tenant will be surrendering this tenancy prior to completion. The field has been planted with wheat and the crop will be included in the sale. For further details please refer to the legal

pack.

TOWN & COUNTRY PLANNING

The Local Planning Authority is Maldon District Council.

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

The Property is sold subject to any easements, quasi easements, wayleaves or rights of way whether mentioned in these particulars or not.

There are two public rights of way that traverse the Property.

OVERAGE

The Property will be sold subject to overage. The overage will last 25 years. The overage will reserve 25% of the increase in value arising from any change of use or planning consent. The overage will not trigger in regard to any agricultural, horticultural, or equestrian use or development. The overage will be due on implementation of planning consent or disposal with the benefit of planning consent.

BOUNDARIES, PLACES AND AREAS

The Property is not fenced and the purchaser should make themselves aware of the boundary.

METHOD OF SALE

The Property is for sale by auction on **Thursday 7th December 2023**.

The auction will be live streamed via the Dedman Gray website. Bidding available by telephone, proxy and online.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

JOINT MARKETING

Dedman Gray - 01702 311 010
