



## Residential Land: Eight Ash Green

**Guide Price**  
**£235,000**

### RAYLEIGH OFFICE

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

**01268 783377**

**LOT 1 - 26.76 ACRES OF ARABLE AND MEADOW LAND - COLOURED  
BLUE**

### DETAILS

Including Grade II arable land extending to 20.72 ac covering two fields, which slowly undulates down towards the Colne River and further meadow land amounting to approx. 6.04 ac. The meadow land is divided into one larger field and one smaller measuring 4.89 ac and 1.15 ac respectively. The field boundaries are clearly delineated and access to the land is directly off the highway at Fiddler's Hill, Eight Ash Green. Within the meadow there is a former WWII Pill Box.

The two arable fields are currently in cereal rotation.

### LOCATION AND SITUATION

The land is situated to the north of the A1124 Colchester to Halstead road between Eight Ash Green and Gallows Green. The land is approximately 4 miles west of Colchester Town Centre and approximately 13 miles east of

Braintree Town Centre.

## **TENURE**

Freehold

## **TOWN & COUNTRY PLANNING**

The local authority is Colchester Borough Council.

## **RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY**

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves whether referred to or not within these particulars. There are various footpaths in or around the land. Purchasers must satisfy themselves as to the location of these.

## **BPS**

The land is registered on the Rural Land Register. The Vendor will retain the 2020 BPS payment and shall make available to the purchaser(s) the relevant number of BPS Entitlements to be included with the sale.

## **SERVICES**

The land does not have the benefit of services.

## **BOUNDARIES, PLACES AND AREAS**

The Purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the selling agents will be responsible for defining either the boundaries or their ownership.

## **PAST CROPPING**

Past and present cropping is available from the Vendor's agents.

## **STATUTORY DESIGNATION**

The land is not within a Statutory Designated area.

## **NITRATE VULNERABLE ZONE**

The land is within the Nitrate Vulnerable Zone.

## **STEWARDSHIP SCHEMES**

The land is not included within a land Stewardship Scheme.

## **CROSS COMPLIANCE**

The Vendor will be responsible for cross compliance up to the date of completion. The Purchaser will take over the cross compliance obligations on completion and will indemnify the Vendor from any non-compliance that results in a penalty or reduction in the Vendor's payments under the Basic Payment Scheme.

## **LAND DRAINAGE**

Drainage plans are available from Whirledge & Nott or Stanfords.

## **SPORTING, MINERALS AND TIMBER**

All sporting, mineral and timber rights (except as reserved by Statute or to the Crown) are included in the sale.

## **PLANS, AREAS AND SCHEDULES**

These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

## **HOLDOVER**

There will be holdover on the land to harvest crops until 31st October 2020.

## **EARLY ENTRY**

Early entry on to harvested land shall be permitted following exchange of contracts and the additional 10% deposit being paid.

## **EXCHANGE OF CONTRACTS AND COMPLETION**

Exchange of contracts is to occur 21 days after receipt by the Purchaser's Solicitor of the draft completion with completion to occur after harvest. A non-refundable deposit of 10% of the purchase price will be payable on exchange of contracts.

## **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.

### **OFFERS**

Offers are to be submitted to Whirledge & Nott by no later than 12 noon on 17th July 2020, using the enclosed Tender Form and accompanying guidance.

### **SOLICITORS**

Ellisons Solicitors, Headgate Court, Head Street, Colchester, Essex CO1 1NP

### **VIEWINGS**

Viewings can be undertaken unaccompanied during daylight hours with these particulars in hand having made prior appointment with the selling

agents. Please contact:

Alexander Chapman on 01206 879240 (Stanfords); or

Rhega-Mai Ward on 01206 879240 (Whirledge & Nott)

### **ANTI-MONEY LAUNDERING**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into effect on 26 June 2017. This requires us to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchase, before the transaction can proceed.

## **JOINT MARKETING**

Stanfords of Colchester - 01206 879240

---

**Whirledge  
&Nott**

Land • Property • Development

