



Residential Land: Eight Ash Green

**Guide Price
£200,000**

RAYLEIGH OFFICE

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

01268 783377

LOT 2 - 27.14 ACRES OF WOODLAND - COLOURED GREEN

DETAILS

Fiddler's Wood offers purchasers a rare opportunity to acquire a broadleaf woodland in a desirable area of north Essex. The woodland, which is 27.14 acres, abuts the highway and access is obtained off Fiddler's Hill. The woodland boasts a range of native species such as oak, beech, hornbeam and ash to name a few. The woodland floor benefits from bluebells and other wild flowers which can be seen on the attached photographs.

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

TAXATION

After two years' ownership, commercially managed woods qualify for 100% relief from Inheritance Tax. Commercial timber sales are free from Income Tax and do not attract Capital Gains Tax.

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.

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.

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.

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

Whirlledge & 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. Whirlledge & 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 Whirlledge & 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 07436 142599 (Whirlledge & 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

