



Farm Land: Paglesham

Guide Price £50,000

RAYLEIGH OFFICE

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

01268 783377

A parcel of land extending to approximately 2.4 hectares (5.8 acres).

For Sale by Auction - Thursday 25th July 2024.

Guide Price Â£50,000 plus fees.

DETAILS

LOCATION

The parcel of land is located adjacent to/within the River Roach.

DESCRIPTION

The land extends to approximately 2.4 hectares (5.8 acres). This includes saltings and mud.

Of particular note, it is thought that part of the site may be the final resting place of HMS Beagle, being the famous ship used by Charles Darwin while he was contemplating his evolutionary theories. This is why that part of the site is now a scheduled monument. For further details, including references to the research undertaken thus far, please follow the link below.

[Mud Berth for CGWV No 7 \(formerly HMS Beagle\), Paglesham - 1467785 | Historic England](#)

TENURE

The Land is offered for sale freehold and is part of title EX25205. For further details please refer to the legal pack.

TOWN & COUNTRY PLANNING

The Local Planning Authority is Rochford District Council.

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

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

There is a public footpath which runs along the top of the sea wall, just outside the land to be sold.

DESIGNATIONS

The land includes part of the Scheduled Monument known as Mud Berth for CGWV No 7 (formerly HMS Beagle) (List Entry Number: 1467785).

The land is part of the Crouch and Roach Estuary SSSI, as well as being within the Crouch & Roach Estuaries (Mid-Essex Coast Phase 3) RAMSAR site and Special Protection Area. It is also in a Special Area of Conservation (SACs).

The land is situated within the Greenbelt.

PHOTOGRAPHS

The photographs provided in these particulars may not be an exact representation of the land included within the title, full HM Land Registry titles are included in the legal pack.

METHOD OF SALE

The land is for sale by auction on **Thursday 25th July 2024**.

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

Please note that two directors at Whirlledge & Nott are related to the vendor.

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. 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 land 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

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