



Farm: Maldon

£200,000

CHELMSFORD OFFICE

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

01245 231123

DETAILS **Buildings at Great Beeleigh Farm 1.76 acres (0.71 ha) - Guide Price - Â£200,000**

SITUATION

The Beeleigh Abbey Estate is situated in the quiet hamlet of Beeleigh off of Beeleigh Turning. The market town of Maldon is 1 mile away and offers a range of facilities, and the city of Chelmsford is 8 miles away and offers a wide range of schooling, facilities and a high speed rail link to London Liverpool Street Station with a journey time of about 30 minutes.

Post Code: CM9 6LL

What3Words: //thatched.apartment.prouder

A set of buildings with an area of 1.76 acres of land situated at the head of a track:

- **Grainstore:** (18.50m x 18.50m) a portal frame with corrugated cladding

- **Open fronted barn:** (18.50m x 10m) a four bay timber frame building
- **Open fronted barn:** (18.50m x 10m) a three bay steel portal frame
- **Stables/stores:** (circa 385 sqm) a U shape range of timber buildings
- Subject to Overage (Details below)

Contact Amy Randall a.randall@wnott.co.uk for further information.

LEGAL

OVERAGE

Lot 3 will be sold subject to an Overage. The Vendor and their beneficiaries/successors will reserve a 25% share of the net uplift in value of the property due to any planning permission for residential use for a period of 25 years following the date of completion of sale.

HOLDOVER

Following the date of completion of the sale, the vendor may require the right of Holdover over some of the outbuildings for short term storage purposes.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT such tax will be payable in addition.

LOCAL AUTHORITY

Maldon District Council, Princes Road, Maldon, Essex CM9 5DL.

SERVICES

Mains electricity (single & three phase but currently disconnected at the buildings) and water (unmetered).

Purchasers must satisfy themselves as to the suitability and availability of services for their intended use.

SPORTING, TIMBER & MINERAL RIGHTS

All sporting and timber rights are included in the freehold sale, insofar as they are owned.

ENVIRONMENTAL STEWARDSHIP & BASIC PAYMENT SCHEMES

Entitlements to the Basic Payment relevant to the land offered for sale are excluded from the sale.

There is no Environmental Stewardship.

RESTRICTIVE COVENANTS, EASEMENTS & RIGHT OF WAY

The property is being sold subject to and with the benefit of all rights, including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easement and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

ANTI MONEY LAUNDERING

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

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

Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

Given the potential hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your own personal safety. All viewings and appointments are strictly by prior appointment with the vendor's agent.

JOINT MARKETING

JOINT AGENT

Strutt & Parker

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