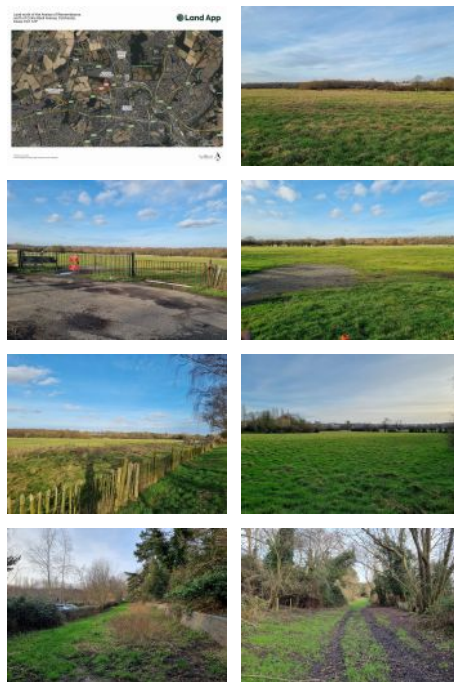


Land north of the Avenue of Remembrance, north of Colne Bank Avenue, Colchester, Essex CO1 1ZP



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Farm Land: Colchester

Offers in Region of
£1,000,000

RAYLEIGH OFFICE

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

01268 783377

Lot 1 extends to approximately 10.25 hectares (25.32 acres), guide price **£650,000**.

Lot 2 extends to approximately 6.31 hectares (15.58 acres), guide price **£350,000**.

DETAILS

OPPORTUNITY

A fantastic opportunity to purchase freehold land in a strategic location adjacent to one of the main arterial roads leading into Colchester City Centre. The land is near to local amenities within Colchester City Centre and is in close proximity to other key infrastructure, including Colchester's mainline railway station, the A12 Spring Lane Interchange, and Colchester Hospital.

LOCATION

The property is strategically located north of the Avenue of Remembrance,

Colne Bank Avenue.

Colchester City Centre is approximately 1.5 kilometres (1 mile) by road to the southeast. Access to the A12 southbound at Junction 27 (Spring Lane Interchange) is approximately 2.5 kilometres (1.6 miles) by road to the east.

Colchester has an excellent range of shops, services and schools and is serviced by prime rail links, being on the Liverpool Street to Norwich line and located approximately one hour's travel time from each city.

ACCESS

Lot 1 can be accessed from Colne Bank Avenue to the south.

Lot 2 can be accessed from Colchester Railway Station approach to the north.

THE LAND

The land is classified as grade 3 on the Natural England Agricultural Land Classification map for the Eastern Region.

Lot 1 extends to approximately 10.25 hectares (25.32 acres).

Lot 2 extends to approximately 6.31 hectares (15.58 acres).

Whilst the property has been used primarily for agricultural purposes, part of Lot 1 has also been used to site other events, including a funfair which has occurred biannually over the past 8 years.

Part of Lot 1 includes a designated Scheduled Monument (Historic England list entry number: 1002173).

TENURE

The property is offered for sale freehold.

TOWN & COUNTRY PLANNING

The Local Planning Authority is Colchester City Council.

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

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

OVERAGE

Offers are invited both with and without overage.

Where offers are submitted subject to overage, the term of the overage will be 40 years. The vendor will reserve 30% of any uplift resulting from implementable planning for uses other than horticulture, equestrian, forestry

and agriculture. The base value for calculating the uplift will be the value at the date of establishing the overage but ignoring the value of the permission obtained. The overage will allow for multiple events, however in that situation any overage already paid will be deducted. The purchaser will be entitled to deduct reasonably attributable planning costs and other professional fees associated with obtaining the implementable planning consent prior to applying the percentage. The overage will be triggered by implementable planning consent but payable on implementation or sale.

BASIC PAYMENT SCHEME AND ENVIRONMENTAL

The land is sold without basic payment entitlements and is not part of any existing stewardship or environmental agreement.

SERVICES

No mains services are connected.

BOUNDARIES, PLACES AND AREAS

Prospective purchasers to satisfy themselves with the boundaries.

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

Strictly by appointment. 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.



