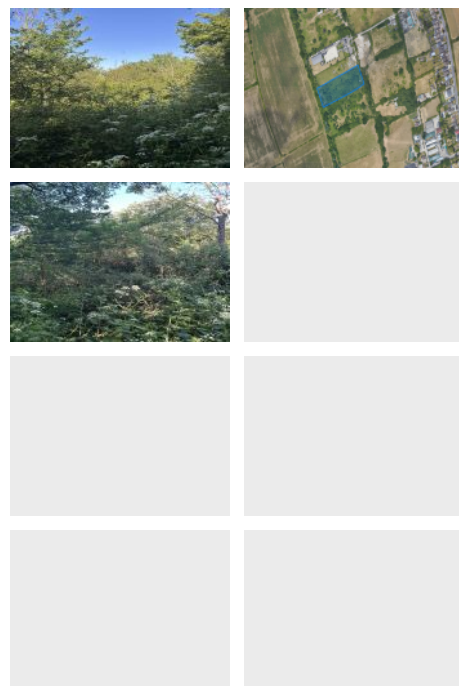
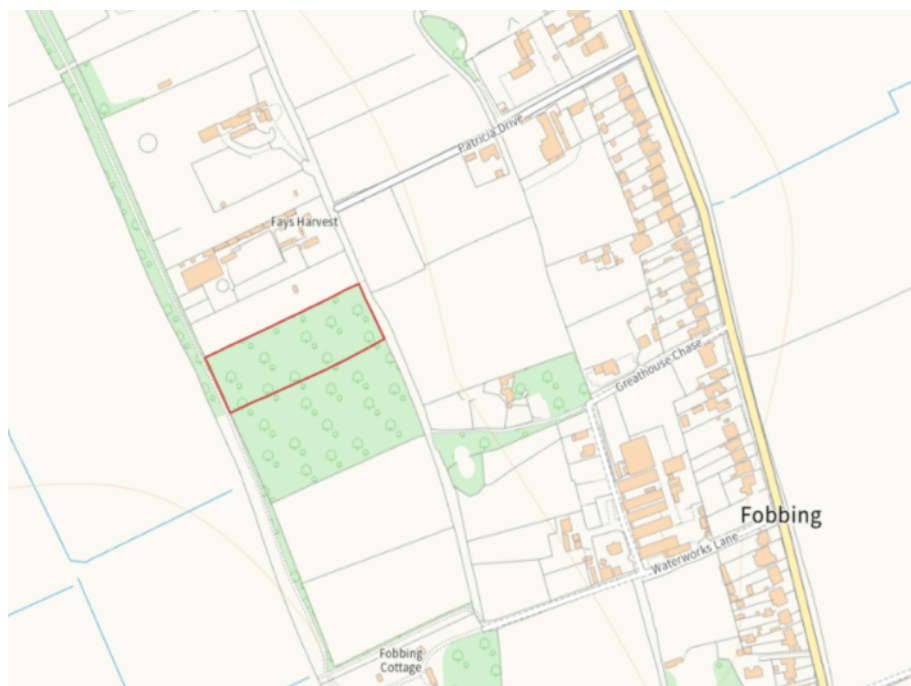




Land: Fobbing, Stanford-Le-Hope

£90,000

RAYLEIGH OFFICE

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

01268 783377

Land extending to approximately 2.1 acres

For Sale by Auction- Wednesday 30th July 2025

Guide Price: £90,000 plus fees

DETAILS

LOCATION

The land is located to the south-west of Mill Lane, Fobbing. Corringham and the A1014 lie approximately 1.7km to the south-west as the crow flies. The A13 lies approximately 1.5km due north-west as the crow flies.

A public footpath runs alongside the land.

DESCRIPTION

The land extends to approximately 2.1 acres, consisting mainly of scrub and woodland.

TENURE

The land is offered for sale freehold being title EX803432. For further details please refer to the legal pack.

TOWN & COUNTRY PLANNING

The Local Planning Authority is Thurrock District Council.

The land is in the Greenbelt.

Neighbouring land uses include farmland and amenity. Additionally, planning permission has been achieved for replacement residential dwellings on two nearby parcels.

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.

SERVICES

No services are connected.

ACCESS

A statutory declaration has been provided. See legal pack for details.

OVERAGE

The land will be sold subject to overage. The term of the overage will be 40 years. The Vendor will reserve 15% of any uplift resulting from implementable planning for uses other than horticulture, equestrian, forestry, and agriculture. See the legal pack for more details.

METHOD OF SALE

The land is for sale by auction on Wednesday 30th July 2025. The auction will be live streamed via the Dedman Gray website. Bidding available by telephone, proxy and online. Contact Dedman Gray to register or to obtain a copy of the legal pack: 01702 311010.

LEGAL NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the land. 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 can take place from the public rights of way. 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.
