



Paddock Land North of Long Road West, Colchester, Essex, CO7 6EX - Asking Price Of £180,000

Property Description

INTRODUCTION

in total just over 12 acres (stms) of paddock land contained within a block of three defined fields. Situated in a wonderful location on the edge of the village within a semi-rural setting offering a range of potential uses from grazing land and equestrian purposes, to more individual schemes to suit a buyer's requirements subject to the relevant permissions. Road access via a gateway onto Long Road West and secure fencing to the first two fields.

VIEWINGS

strictly by appointment and accompanied by a member of staff from Grier & Partners during daylight hours, please call the office to arrange an appointment.

SERVICES

mains water is supplied to the land via a metered connection in Long Road West. We understand mains drainage and electric are available in Long Road West but advise interested parties to make their own enquiries.

ACCESS

from Long Road West via a secure gateway with two galvanised steel gates set back from the road.

FENCING

the first two fields from Long Road West are securely fenced with stock proof fencing and gated access between the two. The final field is unfenced with gated access from the second field.

BUILDINGS

the current structures on the land are informal and will be removed when the current tenant vacates prior to the 1st January 2025.





SOIL

while the land is currently laid to pasture, previously the fields have been successfully cropped. While the soil type changes subtly across the three fields it is of predominantly a clay loam structure.

PLANNING

The land sits within the Dedham Vale Area of Outstanding Natural Beauty and as such we highly recommend consultation with the local Colchester District Council for any planning or use related enquiries.

LOCATION

The land is situated within walking distance of the splendid village of Dedham with its Georgian High Street and outstanding parish Church. Dedham provides an excellent range of shopping facilities and village school. Access to Colchester main line station is some 15 minutes by car or Manningtree which is no more than 10 minutes. Independent schools in Colchester or Ipswich. Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside, which is an Area of Outstanding natural Beauty. A12 links to the M25 and A14 and the regional airport of Stanstead in approximately 45 minutes by car.

CURRENT USE

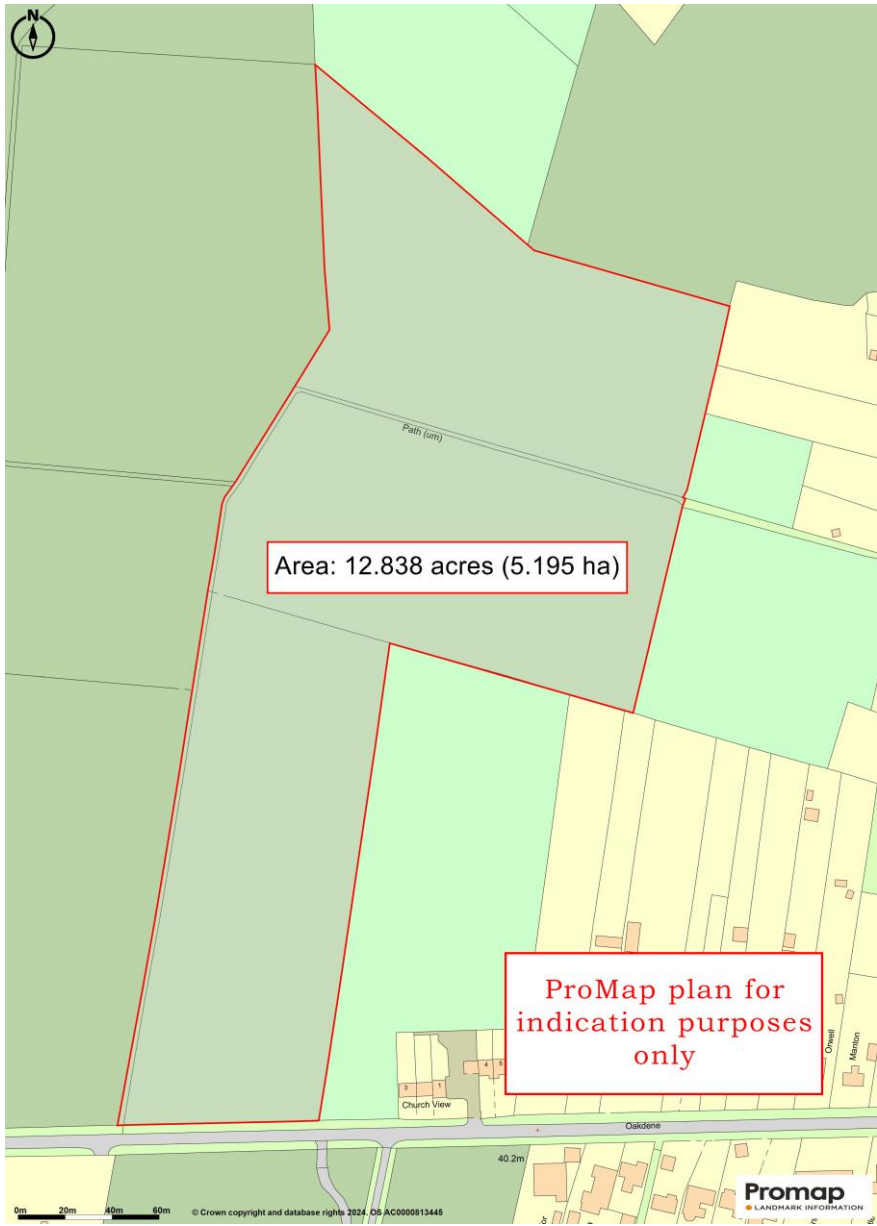
the land is let under a grazing agreement which expires at the end of the year (2024).

FOOTPATHS

a marked footpath run across the northern edge of the central field and is clearly defend by stock fencing and gateways. (as shown via blue marking on the photograph).

OVERAGE CLAUSE

Please be aware the sellers will be imposing an overage uplift clause on the entirety of the land for a period of 25 years. During the 25 years should planning consent be granted for a residential dwelling or dwellings, 25% of the uplifted value of the land upon which such consent is granted will be payable to the vendors.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements