



Bulphan £400,000



Mocks Farm, Fen Lane, Bulphan, RM14 3RL

A very desirable parcel of land of approximately 2.15 acres (STLS), situated in a sought after location which has a dilapidated mobile home and various outbuildings that could be utilised for a variety of uses subject to planning consent.

❖ APPROXIMATELY 2.15 ACRES (STLS)

❖ VARIOUS OUTBUILDINGS

❖ NO ONWARD CHAIN

LAND

An excellent opportunity to acquire a plot of land with several outbuildings and dilapidated mobile home (subject to tie) situated in a sought after location which could provide further potential subject to relevant planning consents. For further details please contact Duncan Grant on 01375 891007.

VENDORS COMMENTS

Having now reviewed everything in detail, I feel this information may be very helpful to prospective buyers, as it provides clear and documented evidence of the land's long-standing history and previous residential use. From the original planning records, we know that planning permission was granted by Thurrock Borough Council in January 1989 (Ref: THU/892/88) for the siting of a mobile home for residential use in connection with the nursery and agricultural use of the land. This mobile home was installed and occupied continuously, with my father living there full-time from that point until his passing in 2021. Council Tax has been paid on the property since the late 1980s and continues to be paid to this day. However, what I have now been able to confirm through older documentation is that the history of the site goes back much further. We have located probate records dated 1893 which clearly refer to the property as "Mocks Farm" in the Parish of Bulphan, Essex, confirming that the name has been in use for well over a century. These records relate to the person who was in occupation of the land at that time. In addition to this, Inland Revenue records from the same period describe the property as: "a cottage with buildings, garden and orchard belonging thereto known as 'Mocks'" This is particularly significant, as it confirms that the land was not simply agricultural, but was a defined residential holding with a dwelling and associated land in



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the late 1800s. We have also found an original 19th century conveyance document, complete with a hand-drawn map of the land. This map clearly outlines the boundaries of the holding known as "Mocks" and shows structures on the site, further supporting the existence of buildings and residential use at that time. There is also a formal Closing Order from 1912 under the Housing, Town Planning etc. Act 1909, which confirms that a dwelling did exist on the land but was deemed unfit for habitation at that time. While this restricted its use then, it further supports the presence of a residential building on the site historically. Taking all of this together, there is now a clear and consistent timeline: A named and defined property known as "Mocks" existing in the 1800s Documented evidence of a cottage with buildings, garden and orchard A mapped and legally conveyed holding with structures on site Continued use of the land over time, followed by the 1989 planning permission Over 30 years of continuous residential occupation up to 2021 Ongoing council tax recognition as a residential unit In addition, the site benefits from existing services, including a mains sewer connection. Having gone through all of this information, I feel it is now clearly demonstrated that the land has a long-established and well-documented history of residential use, rather than being simply agricultural land with speculative potential. Of course, I understand that any purchaser will need to make their own enquiries, but I do believe this background provides a much stronger and more complete picture of the land's history and potential, and may help give confidence to interested parties. It has been a very special place to my father for many years, and I would very much like to see it move on to someone who can make the most of its future potential.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: A. EPC: Exempt. We understand that there maybe various conditions and or covenants which may affect the land and buildings. All interested parties should check with their legal representative for clarity as to any restrictions relating thereto.

AGENTS NOTE

AGENTS NOTES 1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



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www.ChandlerandMartin.co.uk

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