



**Land at Tey Road, Aldham, Colchester**

**38.34 acres – For sale by Private Treaty**

Guide Price: **£350,000** Subject to Contract

Tey Road, Aldham, Colchester Essex, CO6 3RX.

Land Registry Title Number: EX4113395

**NP** NICHOLAS  
PERCIVAL

Incorporating **BS** BIRCHALL  
STEEL

## Situation

The land is situated in the Parish of Aldham on the South Side of Tey Road about half a mile east of the village centre. Colchester City Centre lies approximately 5 miles to the west. A site location plan is included in to these particulars.

## Description

Good block of Grade II arable land extending to 38.34 acres (15.51 HA) divided into two enclosures, having good road frontage. The land is currently drilled with winter Wheat and 2025 cropping was Wheat and 2024 cropping, Oil Seed Rape.

## Tenure

Freehold with vacant possession upon completion.

## Covenant

By a Deed of Covenant dated September 1989 no development is permitted on the land without the written consent of three adjacent land owners. A copy of the Deed of Covenant is available for inspection at the offices of Nicholas Percival.

## Exchange of Contracts and Completion

A deposit of 10% of the purchase price will be payable on exchange of contracts, completion by agreement for a long stop date of 29th September 2026.

## Sporting, Minerals & Timber

In so far as they owned, all rights of sporting, minerals and timber are included in the sale of the freehold.

## Town & Country Planning

The property is sold subject to any development plans, tree preservation orders, ancient monument orders and Town & Country schedules or other similar matters that may be or come into force.

## Outgoings

The property is sold subject to any drainage rates and other outgoing that may be relevant.

## Boundaries, Plans, Areas

The boundaries are based upon the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

## Easements, Rights of Way & Restrictions

The property is offered for sale subject to and with the benefit of all existing Wayleaves, Easements, Quasi Easements, Rights of Way and Restrictions whether mentioned in these particulars or not.

## Viewing & Restrictions

At any reasonable time of the day, with a copy of these particulars to hand.

## Local Authority

Colchester City Council.

## VAT

The land is not elected for VAT.

## Ingoing Valuation

The purchaser may, in addition to the purchase price, be required to take over and pay for growing crops and other tillages, post harvest sprays and other acts of husbandry to include costs of all cultivations and operations in accordance with the CAAV costings or contractor costs.





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REF C6141