



FOR SALE
£385,000 STC
FREEHOLD LAND
WITH PROMINENT
FRONTAGE TO THE
A120
APPROX 13 ACRES

All plans for illustration purposes only

LAND LYING TO THE SOUTH OF COGGESHALL ROAD (A120)
STISTED, BRAINTREE, CM77 8AE

NP NICHOLAS
PERCIVAL
COMMERCIAL

FREEHOLD LAND FOR SALE BY WAY OF PRIVATE TREATY

- Approximately 13 Acres of Arable Land
- 3 miles East of Braintree Town Centre
- Vehicular access directly onto the A120
- Frontage onto the A120 of approximately 500ft (152m)

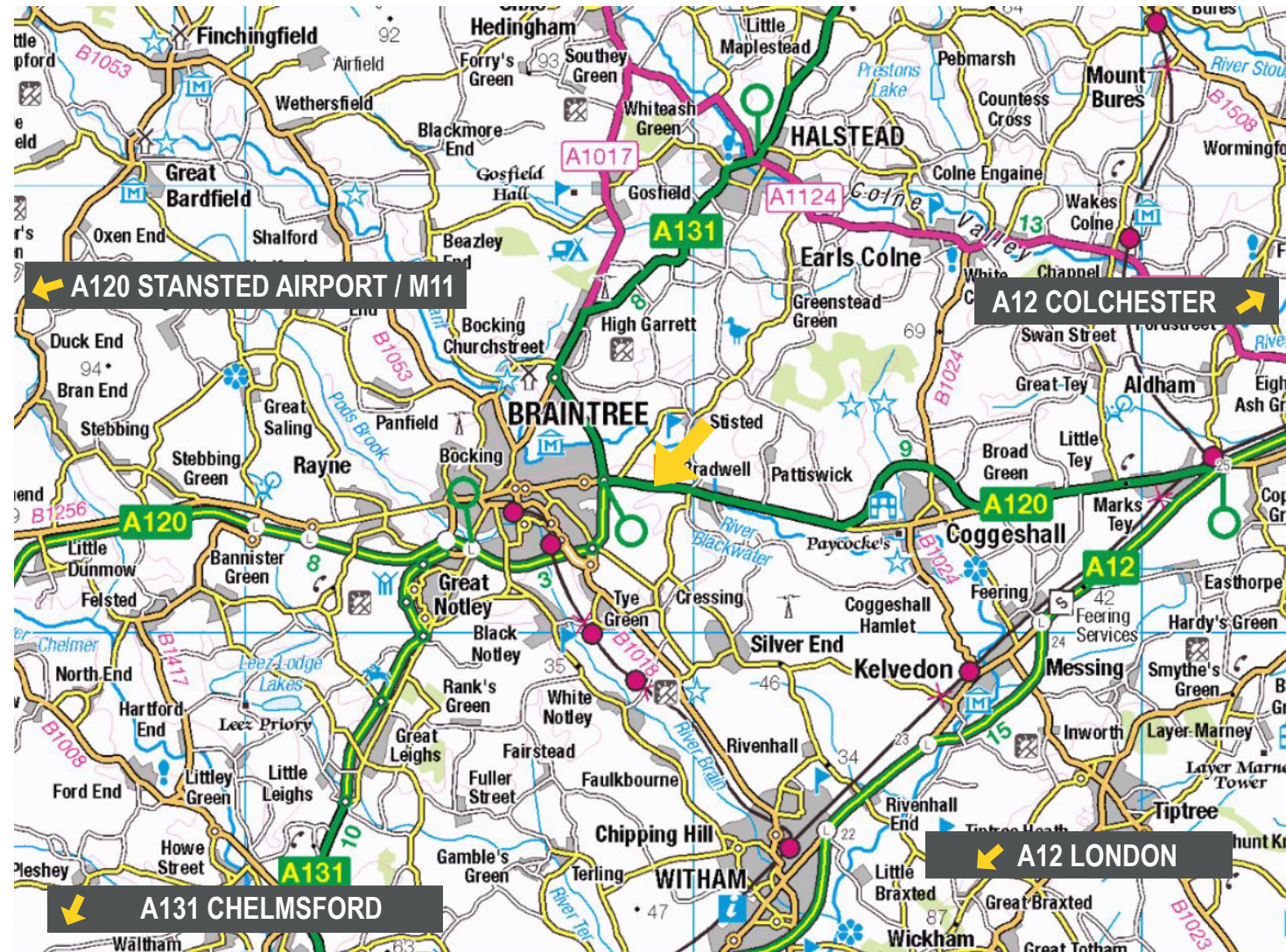
LOCATION & SITUATION

Located Northeast of Braintree, along the A120, Coggeshall Road, Stisted. The land is well served, benefiting from a dropped curb and direct vehicular access onto the A120. The A120 provides excellent access to the A12 at Colchester (eastbound) and the M11 / Stansted Airport near Bishop Stortford (westbound).

Harwich International Port and Felixstowe Port are both easily accessible via the A12/A120 eastbound and the A12/A14 respectively:

- London Stansted Airport / M11 – 18 miles
- Harwich International Port – 35 miles
- Braintree – 3 miles
- Colchester – 14 miles
- Chelmsford – 15 miles
- M25 Junction 28 – 30 miles

The site is situated adjacent to Baytree Farm, Baytree Cottages and Cherry Lane Garden Centre, diagonally opposite 129/127 Coggeshall Road and west of the Baytree Farm Car Boot Sale. Other close by occupiers include the Dolphin PH and Twin Oaks (Caravan Park).



DESCRIPTION

A block of arable land extending to approximately 13 acres, For Sale as a whole, accessed directly off the A120 Coggeshall Road. The land is classified on the agricultural land classification map of England and Wales as Grade 3. The land is identified on the Environment Agency Flood Map as being Level 1 with a low probability of flooding. There is a current verbal agreement between the freeholders and the Baytree Farm car boot sale for the use of the entrance during the car boot sale season on Saturdays.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including but without limitations rights of way whether public or private drainage, easement or electricity wayleaves whether referred to in these particulars or not.

LAND REGISTRY

The property is registered with H M Land Registry under title numbers EX740570, EX459310, EX882595 and EX504481.

ENVIRONMENTAL SCHEMES

The property is not registered under any live Environmental Schemes.

SERVICES

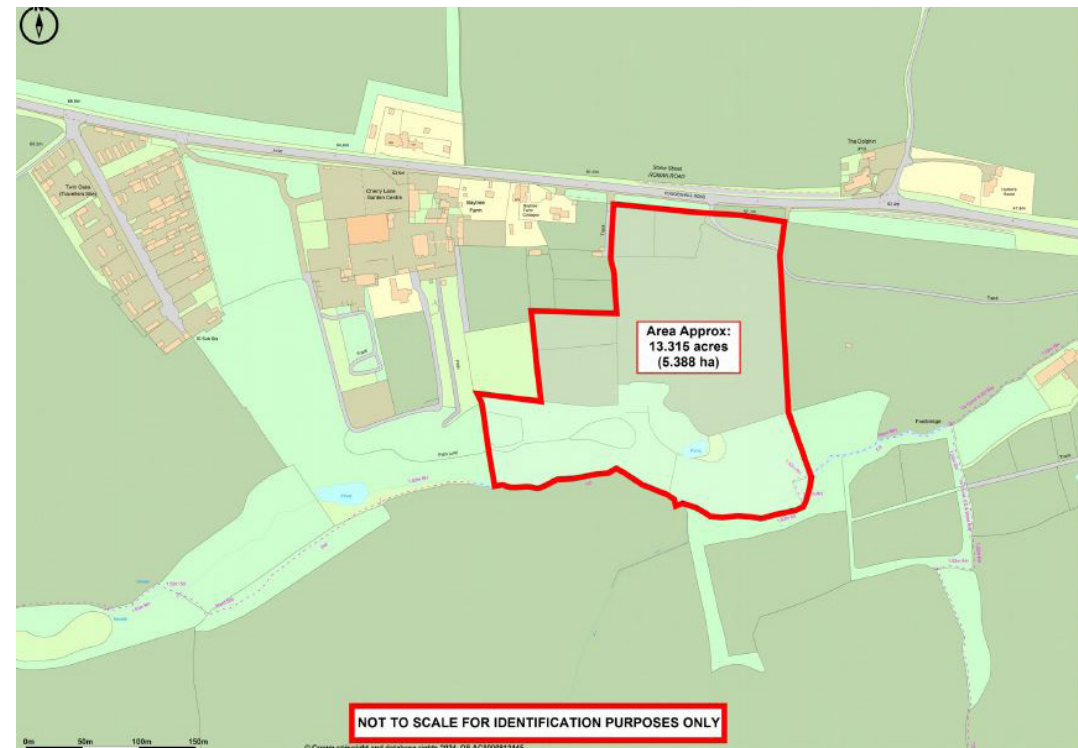
Prospective purchasers should make their own enquiries to the availability of services.

LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree, Essex CM7 9HB

BOUNDARIES

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



PLANNING

All planning enquiries should be directed to Braintree District Council.

SPORTING, MINERALS AND TIMBER

In so far as they are owned by the Vendor, rights of sporting, mineral and timber are included in the sale. All such rights are believed to be owned by the vendor.

OVERAGE

The site is to be sold with a 25% overage of any uplift in the value of the land above agricultural value where such increase is caused by the grant of Planning Permission or Permitted Development rights being obtained other than for agriculture use. This overage would be payable on implementation or sale whichever is earliest. The overage would expire 20 years from the date of purchase.

TENURE AND POSSESSION

The land is offered Freehold with the benefit of Vacant Possession.

GUIDE PRICE

Offers are sought in the region of £385,000 s.t.c (Three hundred and eighty-five thousand pounds, subject to contract) Freehold.

VAT

Any guide price quoted or discussed is exclusive of VAT in the event that the sale of the property or any part thereof or any right attached to it becomes chargeable to apply for the purposes of VAT, such tax will be payable in addition.

LEGAL FEES

Each party is to be responsible for their own legal fees in relation to any transaction.

AML COMPLIANCE

In order to comply with current Anti-Money Laundering legislation, once an offer has been accepted (Subject to Contract), the prospective purchaser or purchasers will need to provide, as a minimum, proof of identity and residence together with proof of source of funds for the purchase, before the transaction can proceed.



VIEWING

At any reasonable time with particulars in hand by arrangement with the selling agents first, Nicholas Percival Chartered Surveyors.

T: 01206 563 222

E: info@nicholaspercival.co.uk

REF: C5850

Beacon End Farmhouse, London Road
Stanway, Colchester, Essex CO3 0NQ

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.