



BEST AND FINAL BIDS BY  
12 NOON, FRIDAY 7<sup>th</sup> FEBRUARY

All plans are for indicative purposes only

## LAND AT MANNINGS FARM

WHITE COLNE, COLCHESTER, ESSEX, CO6 2QH

FOR SALE BY PRIVATE TREATY



## Land at Mannings Farm White Colne, Colchester Essex, CO2 2QA

For sale as a whole or two Lots

Lot 1: 22.33 acres, Woodland and Pasture  
Land Registry Title Number: EX889874

Lot 2: 10.22 acres, Pasture  
Land Registry title Number: EX967077



### Situation

The land is situated in the Parish of White Colne. Earls Colne is approximately 2 miles to the south, the City of Colchester approximately 9 miles to the east.

A site location plan is attached to these particulars.

### Description

#### Lot 1 – 22.33 acres

Two enclosures of established Pasture extending to 15.30 acres having gated access to the public highway, established hedgerows and stock fencing. West Grove extending to

5.33 acres comprising mature Woodland having a mixture of Oak, Ash, Sweet Chestnut, Silver Birch and Hazel, the Woodland having gated access to the public highway from which there is a vehicle ride through to the Pasture. 1.70 acres of young Willow Plantation and young Copse.

#### Lot 2 – 10.22 acres

Comprises two enclosures of permanent pasture extending to 10.22 acres, two points of vehicular access adjacent the north-west boundary, mature hedgerows stock fenced.

### Tenure

Freehold with vacant possession.

### Wayleaves, Easements and Rights of Way

There is a Wayleave in favour of the National Grid Company PLC for overhead electricity cables which pass over a small section of the Willow Plantation and Copse. Lot 1 benefits from a water supply from Mannings Farm and is subject to a public footpath along a short section of the south-east boundary of the Copse adjacent the public highway.

### Sporting Rights, Minerals, Timber + Services

Sporting Rights are in hand and included with the sale together with all standing timber and minerals such that they exist. A water supply is connected to Lot 1.

### Plans

A plan based upon Ordnance Survey is attached, scale 1:2500 for identification purposes only showing Lot 1 edged in red and Lot 2 edged in green.

### Viewing

Any reasonable time of the day with a copy of these particulars to hand.

### Guide Prices

**Lot 1: £225,000 subject to contract**

**Lot 2: £125,000 subject to contract**

Ref: V1533









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

T: 01206 563222 E: [sales@nicholaspercival.co.uk](mailto:sales@nicholaspercival.co.uk)  
[www.nicholaspercival.co.uk](http://www.nicholaspercival.co.uk)

**NP** NICHOLAS  
PERCIVAL

Chartered Surveyors, Estate Agents & Commercial Property