



GUIDE PRICE
£750,000

**ARABLE LAND TOGETHER
WITH RECREATIONAL
FOOTBALL GROUND**

**OVERALL
66.31 ACRES**

All plans for indicative purposes only

ELM FARM, ELM LANE
LITTLE TEY, COLCHESTER, CO6 1HU

NP NICHOLAS
PERCIVAL
COMMERCIAL

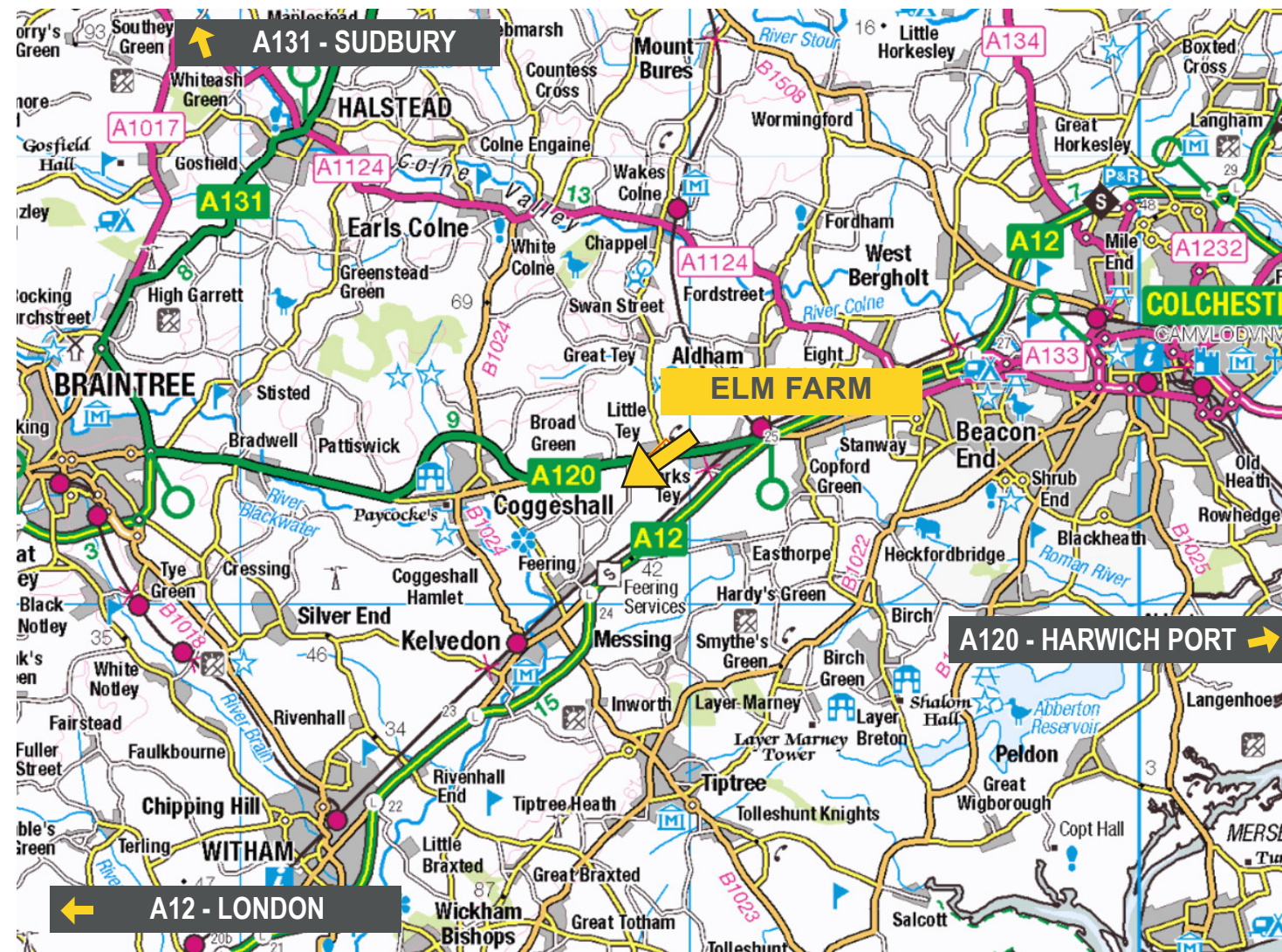
FOR SALE BY WAY OF PRIVATE TREATY

An attractive block of productive arable land together with a recreational Football Ground Let To Feering Falcons Football Club, road frontages to Elm Lane and the A120 trunk road, in all 66.31 acres (26.83 ha).

- » Available as a whole.
- » Arable Land Access & Tracks - 51.68 acres.
- » Recreation Land - 9.32 acres.
- » Bunded Areas - 5.31 acres.
- » Current Income - £10,103 pa

LOCATION & SITUATION

The land lies in the Parish of Little Tey and is about one mile west of Marks Tey. Colchester City Centre is 4 miles and the regional centre of Braintree 10 miles to the East. There is access to the arable land both from Elm Lane and the A120, whilst the Football Ground is approached through a gated entrance on Elm Lane.



METHOD OF SALE

For Sale by way of Private Treaty.

VENDORS

The Solicitors acting for the Vendor are Ellisons, Stedman Chambers, 43 Head Street, Colchester, Essex CO1 1NH.

LOCAL AUTHORITY

Colchester City Council, Town Hall, Colchester CO1 1PJ.

DESCRIPTION

The arable land offers a purchaser the opportunity to acquire a productive block of arable land extending to 51.68 acres. The land is strategically located having a long frontage to the A120 and at one stage comprised part of the proposed development of West Tey.

The land is classified as Grade 2, arranged in a single enclosure, level and suitable for modern farming methods. The cropping of the arable land has been Oil Seed Rape 2022, Wheat 2024 and Borage 2025. The land is currently farmed under a Farm Business Tenancy to a local farmer at a rental of £4,103 per annum. The Farm Business Tenancy is due to terminate 29th September 2025. Subject to negotiation a new Farm Business Tenancy would be available.

The land is offered for sale as one lot and is shown for identification purposes only on the enclosed plan.



FEERING FALCONS FOOTBALL CLUB

Part of the land (as shown blue on the attached plan) is currently let to Feering Falcons Football Club under a Lease granted 1st September 2005 for a term of 20 years, current rent passing £6,000 per annum. It is understood that Feering Falcons Football Club wish to enter into a new Lease upon expiry. A copy of the existing Lease is available from the selling Agent.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land. Within one of the bunded areas is a small storage building containing four electricity meters for the supplies serving adjacent commercial premises and the Football Club. It is understood that mains water is connected to the Football Club.

Bridleway runs south from the A120 which then turns in a westerly direction to the west boundary of the land being sold. A public footpath runs from Elm Lane, adjacent to the south boundary across to the west boundary.

TIMBER, SPORTING AND MINERALS

All sporting rights, standing timber and minerals (except reserved by statute or to The Crown) are included in the sale of the Freehold.

BOUNDARIES

These are shown for identification purposes only on the enclosed Plan. The purchasers should satisfy themselves with regard to these as no error, omission or mis-statements will allow the purchaser to rescind the contract nor entitle either party to compensation thereof.

The land is registered with the Land Registry under Title Number: EX649727.

TOWN AND COUNTRY PLANNING

The land is sold subject to any Development Plans, Tree Preservation Orders, Ancient Monument Orders and Town and Country Schedules or other similar matters that may be or come into force.



OUTGOINGS

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

VAT

Should any sale of the land or any right attached to it, become a chargeable supplier for the purpose of VAT, such VAT shall be payable by the purchaser in addition to the contract price.

TENURE AND POSSESSION

The land is offered for sale Freehold subject to the existing Farm Business Tenancy, Feering Falcons Football Club Lease.

OVERAGE

The Vendor will retain an overage condition on the land whereby the Purchaser will pay to the Vendor any uplift in value for any Planning Permission obtained for non-agricultural use for a period of 25 years at 25%.



VIEWING

At any reasonable time with particulars in hand by prior arrangement with the Agent. We please ask that you be as vigilant as possible for your own personal safety when making an inspection of the property.

For further information please contact:

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T: 01206 563 222

REF: C5110

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Stanway, Colchester, Essex CO3 0NQ

NP NICHOLAS
PERCIVAL
C O M M E R C I A L

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.