



FOR SALE - Land At Greyhound Hill

Greyhound Hill, Langham, Colchester, CO4 5QF

12.44 Acres (5.034 Hectares)

Description

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Land extending to some 12.44 acres (5.034 hectares), as shown for identification purposes edged in red on Plan 1, which is located in close proximity to the village of Langham. The land is comprised within Land Registry title number EX794179 and benefits from direct access onto the highway known as Greyhound Hill.

Comprising of two field enclosures and forming a compact and well-shaped parcel of land, the boundaries are well defined by a mix of established woodland and fencing. To the west, the land is bound by Greyhound Hill, onto which there is a well-established access point, and the 'Black Brook' watercourse runs to the north of the land.

The agricultural land classification of England and Wales defines the land as Grade 3.

The land is laid to grass and has been in permanent pasture for many years. The land has recently been grazed by livestock, but may be suitable for horse grazing and alternative uses (subject to planning). The land includes a barn, which is of timber frame and corrugated tin construction, with a dirt floor.

Water to the land is provided by Black Brook, which runs to a low point of the land close to Greyhound Hill, as well as between the two field enclosures.

General Remarks and Stipulations

Location

The land is situated in a rural location, but is within close proximity to the village of Langham. Colchester is 6 miles to the south and Ipswich is 14 miles to the north east.

Services

The land does not benefit from any mains services.

Tenure

The land is offered freehold with the benefit of vacant possession.

Sporting, Mineral and Timber Rights

In so far as they are owned, all rights for sporting, mineral and timber are included in the sale.

Method of Sale

The land is offered for sale by private treaty as a whole.



Vendor's Solicitor

Birkett Long, 1 Amphora Place, Sheepen Road, Colchester, Essex, CO3 3WG

Reference: Kurt Goddard

Contracts

It is intended that an exchange of contracts will take place within 28 days of the Buyer's solicitor being presented with the Contract Pack. Completion will take place 28 days thereafter or earlier by agreement.

A 10% deposit will be payable on exchange of contracts.

Local Authority

Colchester Borough Council, Rowan House, 33 Sheepen Rd, Colchester, CO3 3WG Tel: 01206 282222.

Plans, Areas and Boundaries

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of all boundaries and any error or mistake shall not be the responsibility of the Vendor or entitle any party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way

The property is sold subject to or with the benefit of all existing wayleaves, easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not.

Electricity lines over sail part of the land.

A mains gas pipe is located underground, across the middle of the land and is subject to an Easement dated 21 September 1973. Further information of this Easement can be obtained through the Selling Agent.

Covenants and Restrictions on Use

The land is offered for sale free from any further covenants or restrictions upon future use.

Basic Payment Scheme

The land is not currently registered under the Basic Payment Scheme nor entered into any Environmental Schemes.

VAT

Should the 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.

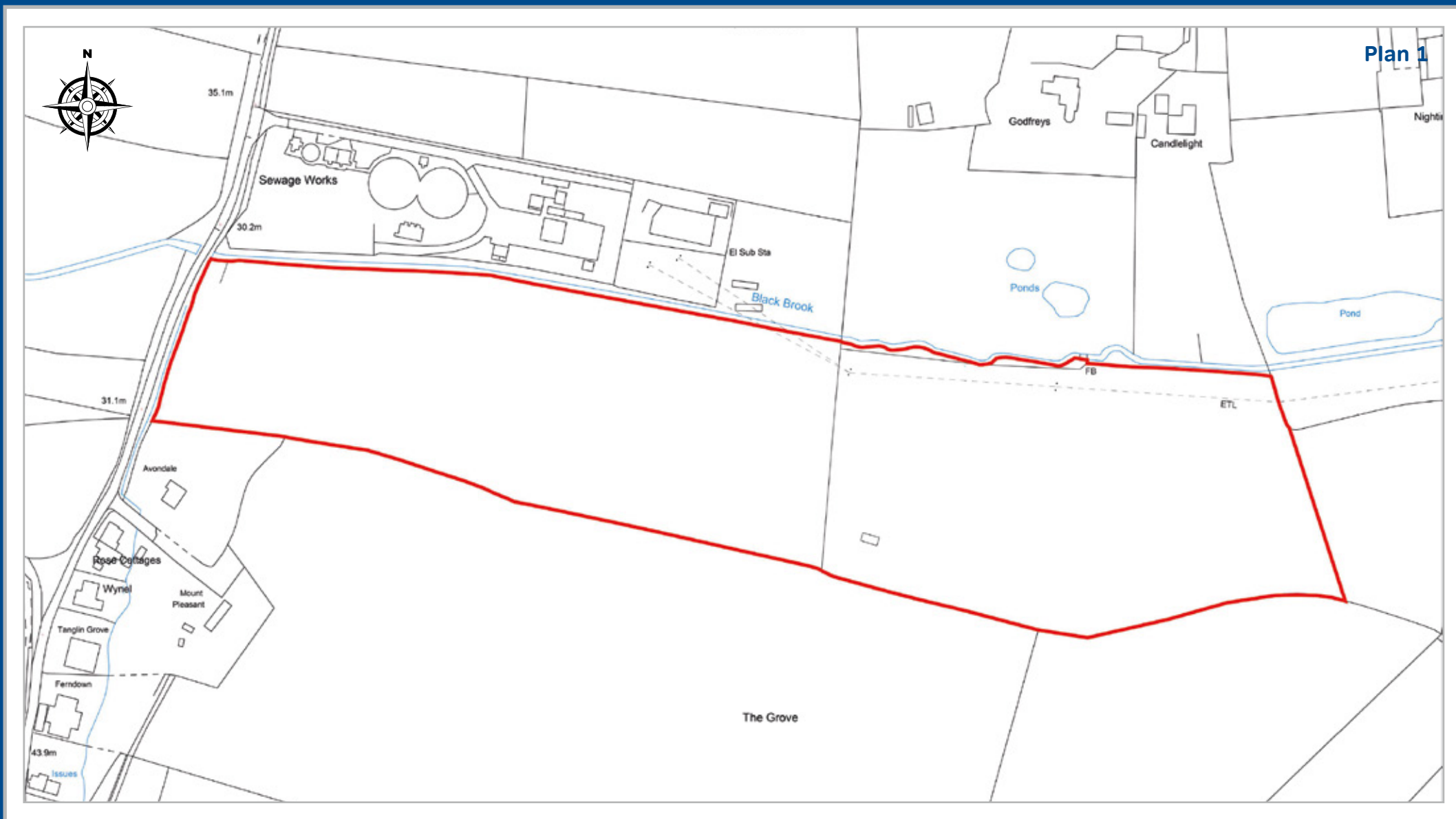
Viewing

Strictly by prior appointment with the Seller's agent. Unaccompanied viewings may be permitted by prior arrangement with details in hand and during daylight hours only.

Directions

From the A12 trunk road at Langham, take the Birchwood road into Langham. From the Birchwood road take the right turn onto Wick road then left onto school road. Follow school road for approximately 1 km until you reach the crossroad, where the Shephard at Langham Public House is situated. When you reach this point, take the right turn down Greyhound Hill. The site is located at the bottom of the hill on the right-hand side.





Important Note: Landbridge wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements of representative of fact. Landbridge has no authority to make or give in writing, or verbally, any representation or warranties in relation to the property. They assume no responsibility for any statement that may be made in these particulars. Any areas, measurements or distances are approximate. The text, photographs and plans are for general guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Landbridge have not tested any services, equipment or facilities. In the interest of health and safety, please ensure that you take due care when inspecting the property.

Whilst we endeavour to make our particulars accurate and reliable, if there is any point that is of particular importance to you please make contact and we will be pleased to check the information, especially if you are travelling some distance to make an inspection.

Registered head office is Rivers Court, High Street, Sproughton, Ipswich, Suffolk IP8 3AP.