

FOR SALE BY ONLINE AUCTION
*An area of land extending to 0.021
acres (0.0087 ha) located south of St
Osyth on the Essex coast*

Guide Price
£10,000 Freehold
Ref: C175/H

Land at
Beach Road
St Osyth
Essex
CO16 8ET



FOR SALE BY TIMED ONLINE AUCTION
- 3rd November 2022

Contact Us



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Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on 3rd November 2022 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working days later. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor is preparing an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike please visit the Online Property Auctions section of Clarke and Simpson's website to Watch/Register/Bid.

Vendor's Solicitors

The seller's solicitors are Sparlings Solicitors, 13 High Street, Manningtree, Essex CO11 1AQ, Attn Martyn Carr, Tel 01206 292201, Email mc@sparlings.co.uk

We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The land is located off Beach Road in St Osyth approximately 3 miles south of the centre of the village. It is within walking distance of the coast. Vehicular access is over a driveway from the public highway.

The city of Colchester lies 15 miles to the north where there is a comprehensive range of public services, businesses, pubs, restaurants, schooling and main line rail connections into London Liverpool Street.

Description

The land extends to approximately 87m² (0.0087 ha, 0.021 acres) and is offered for sale as a whole. It is shown for identification purposes outlined red on the enclosed plan.

The land presents an unusual and rare opportunity to purchase a secluded parcel of land immediately adjacent to the Essex coast.

Services

We are advised that there are no mains services connected to the land.

Rights of Way, Wayleaves, Easements Etc

The property is sold subject to and with the benefit of all rights of ways, wayleaves and easements that may affect the land.

It is understood that the property benefits from an unrestricted right of way at all times and for all purposes along Beach Road, St Osyth from Lea Wick Lane. The Buyer should satisfy themselves in this regard.

Timber, Sporting and Minerals

All sporting rights, standing timber and mineral rights (except as reserves by statute or to the crown) are included within the sale of the freehold.

Boundaries

All boundaries are shown for identification purposes only outlined red on the attached plan. The purchasers should satisfy themselves with regard to these as no error, omission or misstatements 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 EX158689.

Viewing

Strictly by prior email notification to the agent mshelton-agar@clarkeandsimpson.co.uk. All viewings are undertaken entirely at your own risk.



Town and Country Planning

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

It is understood the land forms part of the Colne Estuary (Mid Essex Coast Phase 2) Ramsar Site and sits adjacent to the Colne Estuary National Nature Reserve and the Colne Estuary SSSI and Essex Estuaries SAC.

Outgoings

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

Basic Payment Scheme

The land is not registered with the Rural Payments Agency for the Basis Payment Scheme.

Countryside Stewardship Scheme

The land is not within a Countryside Stewardship Scheme.

Tenure and Possession

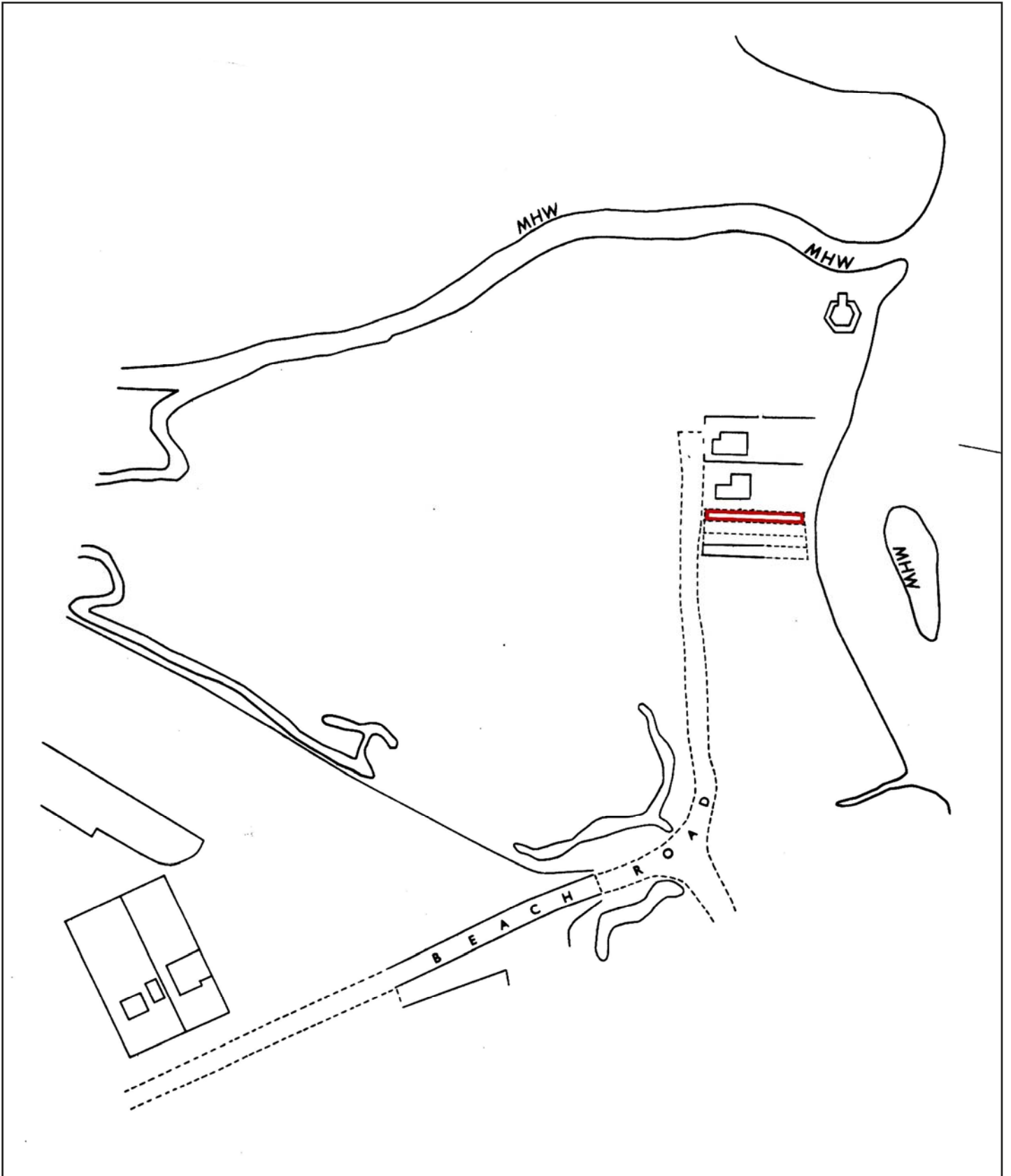
The land will be sold freehold with vacant possession.

NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property. Any distances and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from. When you register to bid you will be prompted to provide the appropriate money laundering documentation.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - **£900 including VAT (see Buying Guide)**. Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. The photographs contained in the particulars provide an indication of the location of the land and the neighbouring property in the vicinity.



Indicative Site Plan





Directions

Travelling along the A12 take the A120 turnoff and drive in an easterly direction towards Harwich. Turn right onto the A133 in the direction of Clacton. After approximately 6 miles turn left onto the B1029 to St Osyth. Follow the road and then turn right into Colchester Road, signposted St Osyth and Point Clear. Go through the village towards Point Clear (Point Clear Road) and at the end of the village turn left signposted Lea Wick Farm (dead end). Follow this road through Lea Wick Farm Cottages and Glamping to the coast and continue over the seawall bearing left at the T junction where the land will be located on the right hand side.

What3words///

Track Entrance: munched.fillings.hobbit

Land Location : vowel.magazine.spite



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