

FOR SALE BY ONLINE AUCTION
A small parcel of amenity land extending to approximately 0.35 acres (0.15 ha) close to the railway station in the centre of the village of Kelvedon.

Guide Price
£5,000 Freehold
Ref: P6990/J

Amenity Land adj to
Kings Meadow Court
Coggeshall Road
Kelvedon
Essex CO5 9LT



A parcel of amenity land extending to approximately 0.35 acres (0.15 ha) close to the railway station in the centre of the village of Kelvedon.

FOR SALE BY TIMED ONLINE AUCTION
- 22nd December 2022

Contact Us



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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 22nd December 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 5 working days thereafter. 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 and Bid.

Seller's Solicitors

The seller's solicitor is Lightfoot Westcott, Barton House, 84 Thoroughfare, Woodbridge, Suffolk IP12 1AL. For the attention of: James Lightfoot; email: james@lightfoot-westcott.co.uk. Tel: 01394 386336. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The parcel of amenity land will be found close to the centre of the popular village of Kelvedon and just off the Coggeshall Road and adjacent to Kings Meadow Court. Kelvedon is situated between Colchester (10 miles) and Chelmsford (13 miles), off the A12 trunk road and is approximately 4 miles to Witham and 3 miles to Coggeshall. Kelvedon mainline railway station has frequent services to London Liverpool Street (50 minute journey). Stansted Airport is accessible by car (22.4 miles).

Description

This parcel of amenity land comprises Title EX353067. We understand that the vendor acquired this parcel of land in June 1987. In 1988 some or all of the land acquired was sold and is in Title EX391237 now comprising a residential development of apartments with car parking and areas of open space known as Kings Meadow Court. At the time of the sale in 1987, the then vendor, EW King & Company Limited, imposed a restrictive covenant on the land for the benefit of land retained that is now (in whole or in part) in Title EX984990 preventing any development without EW King & Company Limited's prior written consent and subject to the payment of a sum equal to one half of the "sum ascertained by subtracting the sum of £1,000 from the development value of the said land". Therefore if this covenant is still enforceable the development of this land will require the permission of the neighbouring landowner and a suitable payment being made. Further information on this covenant is contained within the Legal Pack, and of course purchasers should take their own independent legal advice in that regard.

Prospective purchasers should also note that the vendors have decided not to impose any overage upon the land.

VAT

The property has not been elected for VAT

Local Authority

Braintree District Council; Causeway House, Bocking End, Braintree, Essex CM7 9HB; 01376 552525

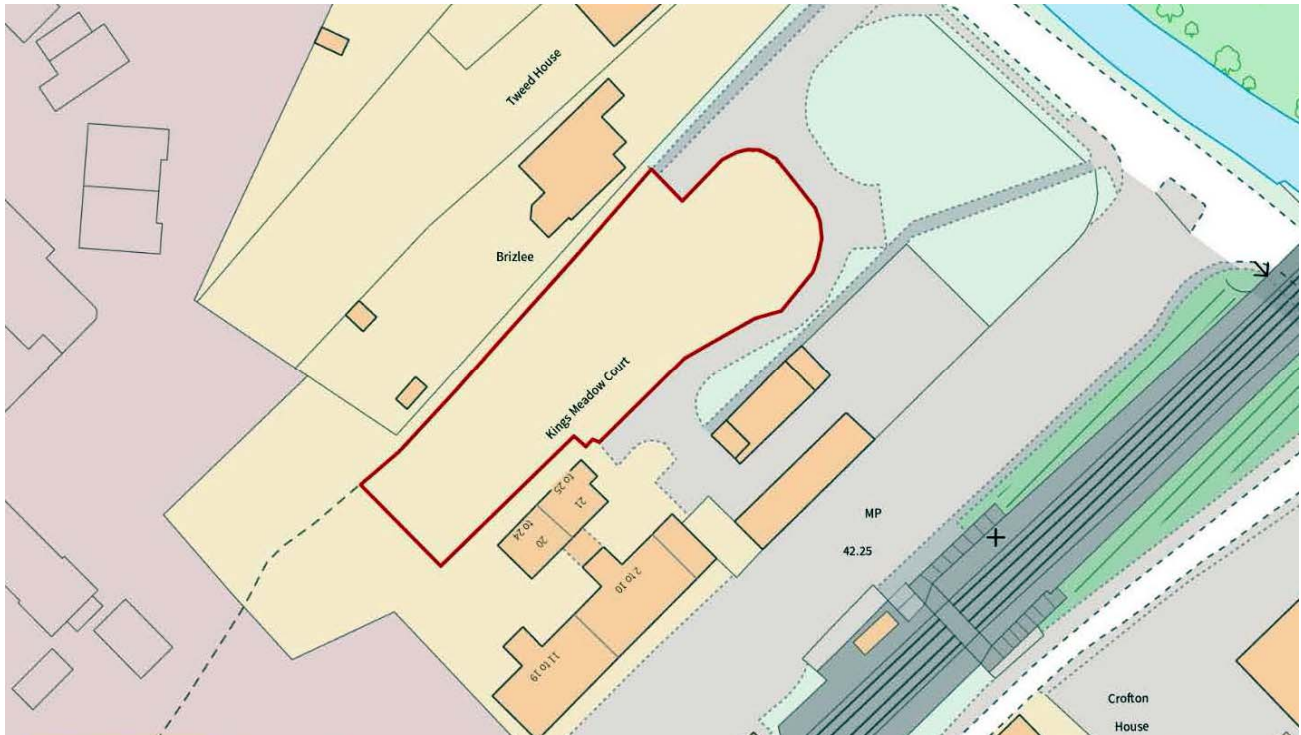
Services

The vendor is not aware of any services that have been connected to the site, although I understand that these may be available in Coggeshall Road. However, prospective purchasers should make their own enquiries of the utility providers in that regard.

Viewing

At any time with particulars in hand.

Site Plan - Indicative Only



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent 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. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers and buyers identity.
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.



Directions

Proceeding in a southerly direction on the A12, take junction 24 onto the B1024 and continue into the centre of the village. After approximately half a mile turn right immediately after the Railway Tavern onto Station Road signposted to Coggeshall and Earls Colne. Continue along Station Road, under the railway bridge and the entrance to the site will be found a short way along on the left hand side.

For those using the What3words app:
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