



A COMPACT EQUESTRIAN PROPERTY WITH POTENTIAL JUST OUTSIDE THE VILLAGE OF WAKES COLNE

GEORGEONS, WAKES COLNE, COLCHESTER, ESSEX CO6 2BL

General purpose equestrian buildings with potential for refurbishment
About 9.5 acres of grassland • Hay/straw store • 5 field shelters
Covered concrete yard area • Former ménage

For sale by private treaty as a whole.

Distances

Wakes Colne 2 miles, Colchester 10 miles, Braintree 15 miles,
Marks Tey Station 6 miles (London Liverpool Street 57 mins) (All times and distances are approximate)

Introduction

The Property provides compact equestrian facilities with about 9.5 acres of grassland divided into small paddocks. There is a wooden general purpose building which could be used for equestrian purposes or storage with benefit of a covered and fenced, concrete yard area. An additional wooden building provides further storage as a feed room and the buildings offer space for a hay/straw store. The site offers segregated manure areas, a hardstanding area for car parking and a dilapidated ménage. The current fencing at the property is basic. The paddocks are well bound by hedges on the Western boundary of the property, offering an element of privacy. The site benefits from footings for the erection of a new stable block, subject to planning.



Situation and Location

Wakes Colne, Colchester, Essex CO6 2BL

The property is situated just outside the village of Wakes Colne with Colchester town approximately 10 miles away. The location of the site is within 13 miles of the A12 and 15 miles of the A120, providing access to the M11. The nearest railway station is Chappel & Wakes Colne (approx. 1.7 miles). Additionally, Marks Tey Station (approx. 6 miles) offers direct access to London Liverpool Street in approximately 57 minutes.

General Remarks and Stipulations

Method of Sale

Georgeons is offered for sale by private treaty as a whole.

Tenure and Possession

The land is offered for sale freehold with vacant possession.

Environmental Schemes

None

Timing

The property is available immediately.

Services

Mains Water with numerous available ports in proximity to the paddocks. There is no mains electricity, or sewerage on site.

Easements, Covenants, Rights of Way and Restrictions

The site is sold with a restrictive covenant on erecting any dwellinghouse, garage, warehouse or other similar structure on the land. Such covenants shall not preclude the Purchasers from erecting stables or other similar structures or buildings.

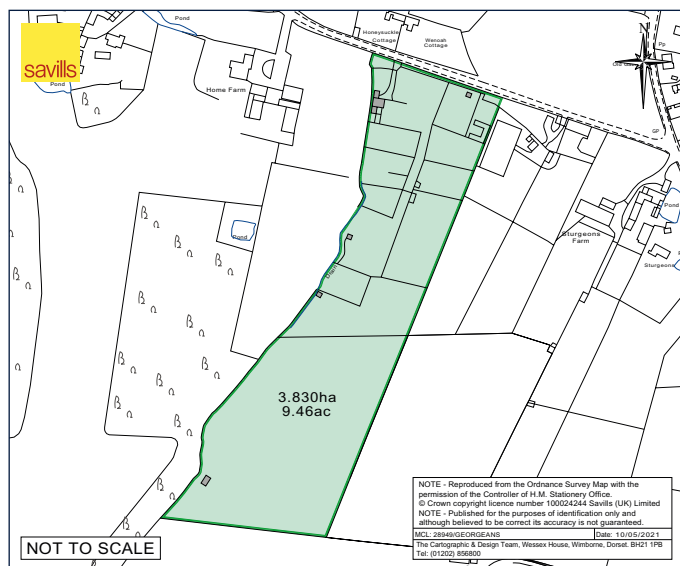
Boundaries, Plans, Areas, Schedules and Disputes

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

Should any dispute arise as to the boundaries or any points arise on the general remarks and stipulations, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agent whose decision acting as expert shall be final.

Local Authority

Colchester Borough Council
Rowan House, 33 Sheepen Road
Colchester, Essex, CO3 3WG
Telephone Number - 01206 282222



Savills Chelmsford

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Solicitor

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Telephone Number - 02030268091

Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part of it or any rights attached to it becomes a chargeable supply for the purposes of VAT such tax will be payable in addition.

Viewings

Strictly by appointment through Savills Chelmsford.

Tel. 07580 596613 (Harriet Hemmings)

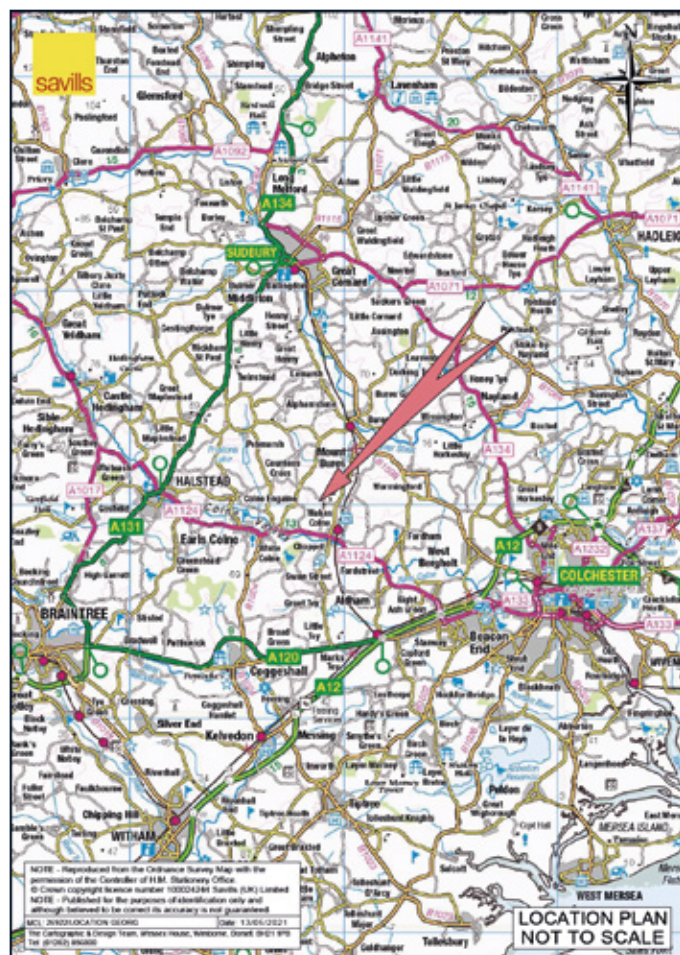
Tel. 07967 555528 (Gi d'Angibau)

Health and Safety

Given potential hazards associated with an equestrian site, we would ask you to be as vigilant as possible when inspecting the holding for your own personal safety, with particular consideration for uneven terrain and drains.

Ref: HH20210512

Photographs taken May 2021.



Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.