

Land adjoining The Broadway, Gt Dunmow, Essex, CM6 3BH

About 4.38 acres

Braintree 10 miles Thaxted 6 miles M11/Stansted Airport 7.8 miles



An opportunity to purchase a plot of land close to the
centre of Great Dunmow

Guide Price £65,000

The Old Stables
Lyons Hall Business Park
Lyons Hall Road
Braintree Essex CM7 9SH

T 01376 328297
F 01376 327856
E info@landpartners.co.uk
W www.landpartners.co.uk





The Land:

A single block of unfenced grassland. The total offered for sale extends to 4.38 acres.

The land is classified Grade 3.

Good access is available via public road, along the Broadway with a dropped kerb bell access completed.

The Soil:

The majority of the soil is classified as Hanslope series, slowly permeable calcareous clay soil typical of the area.

Services:

No services are connected to the site. Water is assumed to be in the road to the south of the land. Electricity is available to the west and south of the land.

Planning:

The land lies within the area administered by Uttlesford District Council. The area is designated open countryside.

Planning consent was granted on 4th October 1990 for use of the land for hockey playing fields with clubhouse and parking facilities under reference UTT/0983/90.

The bell mouth access to the site was built.

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A further planning consent was granted on 12th October 1995 for the erection of a clubhouse/pavilion for the hockey club under reference UTT/0847/95/FUL.

For further information please contact the selling agents.

Restrictive Covenant:

Purchasers should note that the property is subject to a restrictive covenant preventing use for residential or industrial purposes.

Please call the selling agents to discuss your requirements.

Simon Dixon Smith

simon@landpartners.co.uk

01376 328297 / 07825 647625

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Land off The Broadway, Great Dunmow

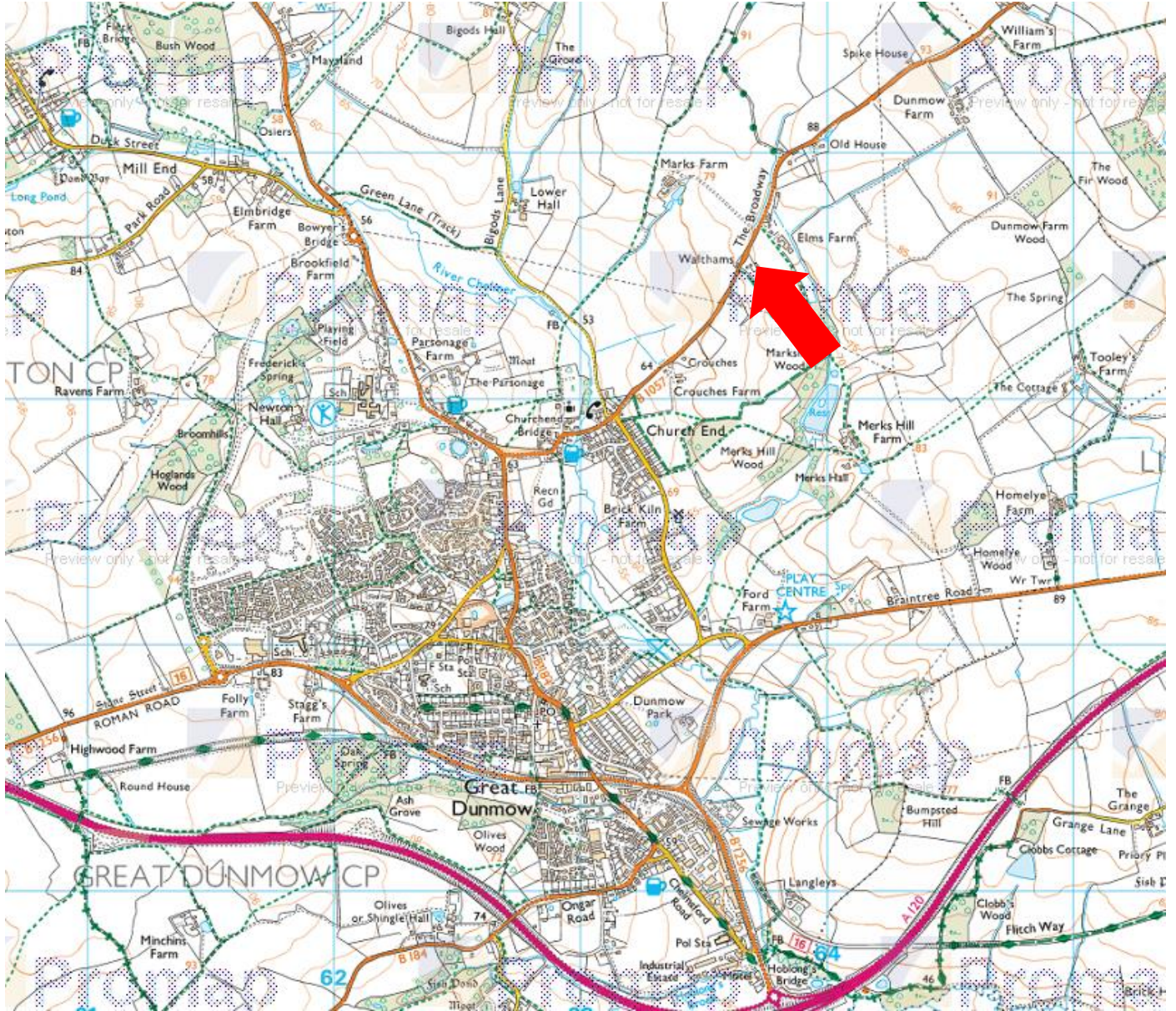


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Dunmow Hockey Club Ltd



LOCATION PLAN



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GENERAL REMARKS AND STIPULATIONS:

Services:

There are no services connected.

Tenure:

The property is offered for sale freehold with vacant possession.

Sporting, Minerals and Timber:

In so far as they are owned by the vendor, rights of sporting, minerals and timber are included in the sale. All such rights are believed to be owned by the vendor.

Local Authority

Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

Tel: 01799 510510.

Environmental Stewardship:

The land is not included in any stewardship schemes.

Basic Payment Scheme:

The land is not registered for any agricultural scheme.

Boundaries, Plans, Areas, Schedules and Disputes:

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

Wayleaves, Easements and Rights of Way:

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

Viewings:

Permitted at all reasonable times in daylight hours when in possession of the particulars.

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Method of Sale:

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

VAT:

Should the sale of the property or any rights attached to it be deemed a chargeable supply for the purposes of VAT, such tax shall be payable by the Purchaser(s) in addition to any monies to be paid during the course of the sale.

IMPORTANT NOTICE:

Land Partners LLP for themselves and for the vendors of the property, whose agents they are, 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 Land Partners LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.
4. If there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are intending to travel some distance to view the property.

Particulars prepared in July 2016.

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