

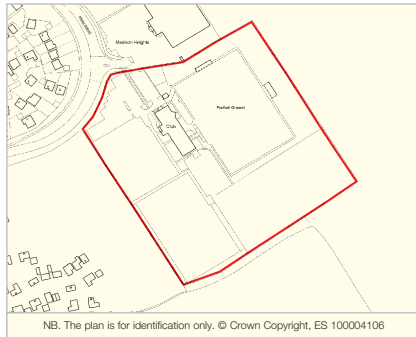
Maldon
Maldon and Tiptree
Football Club,
Park Drive,
Essex
CM9 5JQ

- **Freehold Site Extending to Approximately 4.384 Hectares (10.833 Acres)**
- Home of Maldon and Tiptree Football Club
- Occupied by Maldon and Tiptree Main Pitch, Club House/Social Club and Three Further Sports Pitches, including a floodlit hockey pitch
- Car Parking
- Part subject to Two Leases
- To be offered Collectively as One Lot

On the instructions of V Liddell MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



NB. The photograph is for identification only.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

Please Call: Joint Auctioneer.

Seller's Solicitor

Messrs Wedlake Bell LLP (Ref: J Rawson).
 Tel: 0207 406 1687.
 Email: j.rawson@wedlakebell.com

Joint Auctioneer

Fenn Wright (Ref: James Wright)
 Tel: 01245 292826.
 Email: jvw@fennwright.co.uk

Freehold Site

Tenure

Freehold. The property is held on two freehold titles.

Location

The property is located on the south side of Park Drive, to the east of its junction with Mundon Road. Local shopping facilities are available in Maldon. Blackwater Leisure Centre and Maddison Lane Bowling Alley are close by. The more extensive shopping facilities of Chelmsford are available to the west. Hatfield Peverel Rail Station is approximately 8.2 miles to the north-west. The nearby B1018 provides access to the A414 and in turn the A12.

Description

The property comprises Maldon Football Club Pitch, together with a single storey club house/social club, three further sports pitches including hockey pitch and car parking.

Accommodation

Club House/Social Club – Changing Rooms, Bar, Entertaining Suite, Committee Room, Kitchen
 Football Pitch with North and East Stands, WCs
 Further Three Playing Fields, Practice Pitches including a Floodlit Hockey Pitch

Site Area: 4.384 Hectares (10.833 Acres)

Tenancy

The football pitch and part of the club rooms are subject to a lease for a term of 199 years expiring on 16th February 2198 at a peppercorn ground rent.

The hockey pitch is subject to a lease for a term of 99 years expiring on 27th September 2094 at a peppercorn ground rent and an income rent of 22.5% rent per annum. The Receivers have never demanded or received rent for either lease.

Prospective buyers should refer to the legal pack for further information relating to the provisions of each lease.

Overage

Both freehold titles are subject to overage provisions. This will require the owner to make payment if there is a change in use of the property. Please refer to the legal pack for further information in this regard.

Planning

Local Planning Authority: Maldon District Council.
 Tel: 01621 852575.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

