

**NP** NICHOLAS  
PERCIVAL

**FOR SALE – Potential Building Plot**

Ivy Cottage and Byways, Huxtables Lane, Fordham Heath, Colchester

Incorporating **BS** BIRCHALL STEEL





## Potential Building Plot

Located in the sought after village of Fordham Heath is this pair of semi-detached one bedroom cottages, occupying a combined plot of circa 0.3 acres, overlooking Fordham Heath.

Subject to Planning Permission and the Relevant Consents, there is an outstanding opportunity to create a fantastic new home on this well-proportioned plot.

Please note the site has a Japanese Knotweed treatment plan in place.

This treatment plan is accompanied by an insurance back guarantee, offering 10 years of cover from May 2025.

The RICS classification of the Japanese Knotweed is Category C, and this indicates that "this is not likely to impact on the use or enjoyment of amenity or have a negative effect on the value or saleability of the subject property".

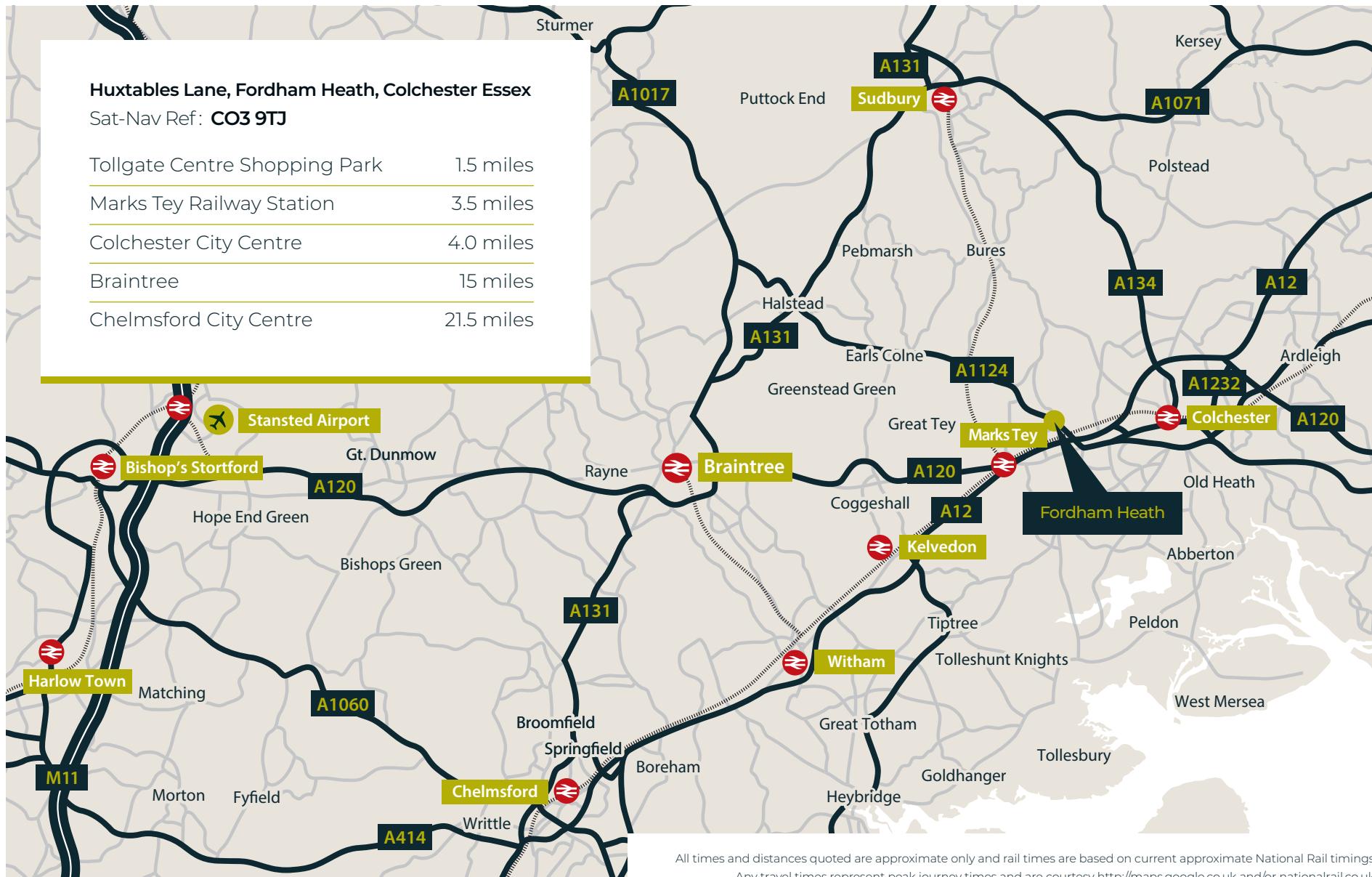
Full Details Are Available Upon Request.

We understand that both cottages are connected to mains electricity, gas, water and drainage.

---







## Situation

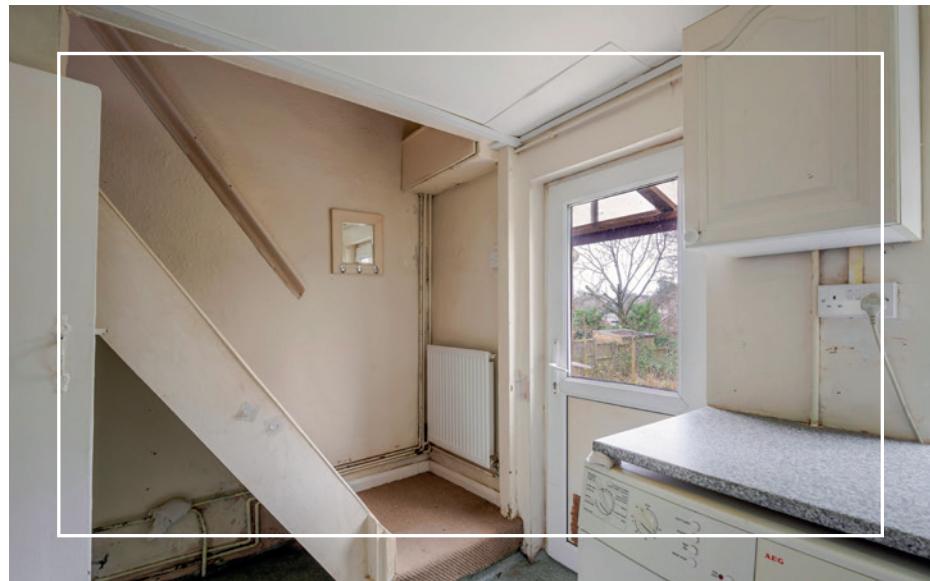
Nestled in the peaceful hamlet of Fordham Heath, the location of this plot offers an exceptional balance of rural tranquility and everyday convenience.

Surrounded by open countryside and scenic walking routes, it's perfect for anyone who values calm, greenery, and a close-knit community feel. Despite its wonderful quiet setting, the village remains well connected, with Colchester's wide range of shops, restaurants, and amenities just a short drive away.

For commuters, Marks Tey railway station is conveniently located approximately 2–3 miles away, offering direct services to London Liverpool Street in around 52–60 minutes. This makes Fordham Heath an ideal choice for those seeking a relaxed lifestyle without sacrificing access to the capital.

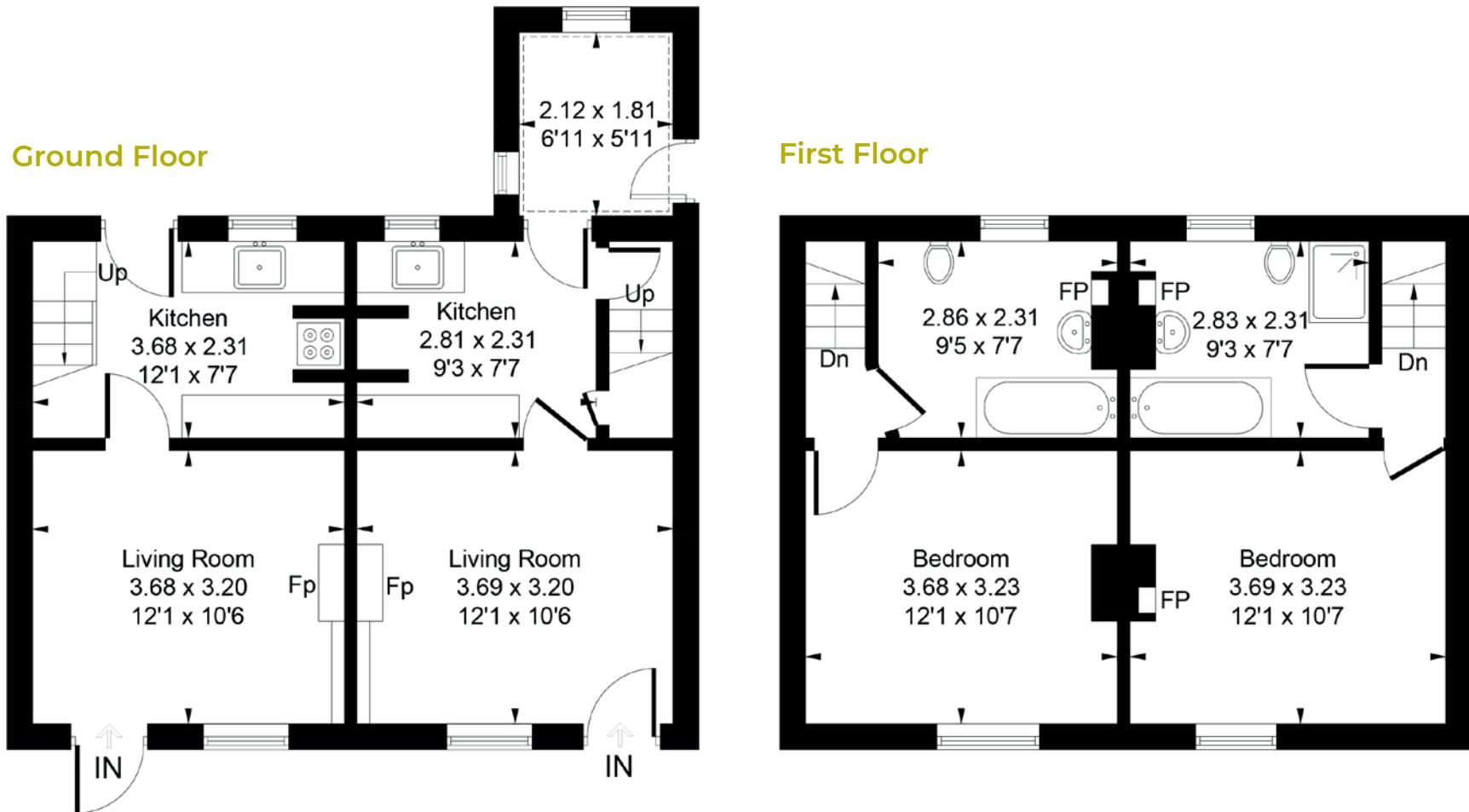
With its mix of natural beauty, ease of access to the city of Colchester, and straightforward London commute, this plot offers a rare opportunity to enjoy the very best of countryside living.

---









Huxtables Lane, Fordham Heath, Colchester Essex CO3 9TJ

Total Approximate Floor Area: 965 SqFt ( 89.7 SqMt )

Illustration for identification purposes only. Measurements are approximate and not to scale.

**NP** NICHOLAS  
PERCIVAL

Viewing is strictly by appointment with the Sole Selling Agents.



**01206 563222**

Dan Fuller | [DFuller@nicholaspercival.co.uk](mailto:DFuller@nicholaspercival.co.uk)

Sara Wilson | [SWilson@nicholaspercival.co.uk](mailto:SWilson@nicholaspercival.co.uk)

Julie Willats | [JWillats@nicholaspercival.co.uk](mailto:JWillats@nicholaspercival.co.uk)

**nicholaspercival.co.uk**

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

**Agents Notes :**

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors fees and removal costs will also need to be considered.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.