



Building Land, Brook Street, Colne Engine

Pocock + Shaw

Building plot  
Brook Street  
Colne Engaine  
Essex, CO6 2JD

A rare opportunity to acquire a  
freehold building plot for 3 detached  
houses with full planning permission  
granted.

Guide Price £900,000



The village of Colne Engaine is a highly sought after and pretty village in the Colne Valley set in attractive scenic countryside about 5 minutes' drive from the historic and picturesque market town of Halstead with Colchester being approximately 30 minutes. Additionally, some four to five miles away is the renowned Essex Golf and Country Club. The village has an excellent shop, primary school and local pub. There is easy access to the A12, M11 and M25 with Marks Tey mainline station approximately 15-20 minutes' drive offering regular services to London Liverpool Street.

The building plots are situated along Brook Street on the eastern side of the village and back onto an open area of land. Planning permission has been granted for three detached houses, (planning reference number 21/01309/OUT and 23/00333/REM) each property designed to enhance and compliment their natural surroundings.

Plot 1 is a 4 bedroom 180sqm detached house with a garden of about 374 sqm.

Plot 2 is a 4 bedroom 180sqm detached house. with a garden of about 276 sqm.

Plot 3 is a 3 bedroom 150sqm detached house. with a garden of about 233 sqm.

It is understood that a conduit for the services has been installed along the shared drive way and the sewage connection is to the side of plot 1.

The purchaser will be responsible for any CIL payments.

All pre commencement conditions have been dealt with and structural foundation drawings have been completed.

Interested Parties must satisfy themselves as to the availability and adequacy of all services prior to making their unconditional offer.

**Wayleaves, easements, covenants, and rights of way**

The site is sold subject to all wayleaves, easements, covenants, and rights of way, whether or not disclosed.

**Tenure**

The plot is freehold.

The plot is not in an conservation area. and is in a low flood risk area.

**Council:** Essex District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. PBS

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

2 Wellington Street, Newmarket, Suffolk, CB8 0HT  
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

