



Old Ipswich Road, Ardleigh, Colchester, Essex CO7 7QR

(Updated: 29.03.2021)

Plot No.	Type	Ground Floor GEA SQFT	First Floor GEA SQFT	Total *GEA SQFT	Availability	Price Exc VAT
1	1C	304	624	928	Reserved	
2	1A	304	152	456	Reserved	
3	1B	304	304	608	Available	£170,000
4	1	304	91	395	Available	£125,000
5	1B	304	304	608	Available	£170,000
6	1A	304	152	456	Reserved	
7	1	304	91	395	Reserved	
8	1A	304	152	456	Reserved	
9	1B	304	304	608	Available	£170,000
10	1	304	91	395	Available	£125,000
11	1B	304	304	608	Available	£170,000
12	1A	304	152	456	Reserved	
13	1	304	91	395	Reserved	
14	1A	304	152	456	Reserved	
15	2B	344	344	688	Available	£190,000
16	2A	344	172	516	Available	£150,000
17	2B	344	344	688	Available	£190,000
18	2A	344	172	516	Available	£150,000
19	2B	344	344	688	Available	£190,000
20	2A	344	172	516	Reserved	
21	2B	344	344	688	Available	£190,000
22	2C	679	679	1358	Available	£344,500
73	1B	304	304	608	Reserved	
74	1A	304	152	456	Available	£135,000
75	1	304	91	395	Available	£125,000
76	1A	304	152	456	Reserved	
77	1B	304	304	608	Available	£170,000
78	1D	304	714	1018	Available	£265,000
79*	1B	304	304	608	Reserved	
80*	1A	304	152	456	Reserved	
81*	1B	304	304	608	Available	£170,000
82*	1	304	91	395	Reserved	
83*	1B	304	304	608	Available	£170,000
84*	1A	304	152	456	Reserved	
85*	1B	304	304	608	Available	£170,000
86*	1A	304	152	456	Reserved	
87*	1	304	91	395	Available	£125,000
88*	1A	304	152	456	Reserved	
89*	1B	304	304	608	Available	£170,000
90*	1A	304	152	456	Reserved	

G.E.A – gross external area.

(Subject to Contract)

\*Plots 79 – 90 can have the plumbing provisions for W/C facilities installed enabling the Tenant / Owner to install a W/C should they require. An additional cost of £3,000 plus VAT is applicable.

Please refer to the official marketing brochure for full details on the specification. Every effort is made by Fenn Wright to faithfully represent information provided by the vendor.

Phase one consists of 40 units (please refer to the brochure) which we are advised will be available for occupation late 2021.

For further information please contact Sole agents;

**Fenn Wright**  
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