

oakheart

£425,000

Offers In Excess Of  
Meeting Lane, East Mersea,

Positioned along the quiet and scenic Meeting Lane in East Mersea, this three-bedroom semi-detached cottage offers a rare chance to enjoy a peaceful rural lifestyle with the added benefit of two acres of land. Surrounded by open countryside and just a short distance from the coastline, the property combines character, charm and excellent potential, making it an ideal opportunity for those looking to create a bespoke country home.

The cottage features a traditional layout with three bedrooms, a cosy living room, a functional kitchen, and a family bathroom. The interiors, while dated, are full of potential and provide a solid foundation for modernisation and reconfiguration. With a little imagination and investment, the property could be transformed into a stylish and comfortable home that blends rural charm

with modern living.

A significant advantage is the granted planning permission, which allows for the extension of the property. This gives prospective buyers the chance to increase the living space, rework the internal layout and add value. Whether you envision a large open-plan kitchen and dining area, a spacious master suite or additional reception rooms, the planning permission provides the flexibility to bring those ideas to life.

The grounds are a particular highlight, with approximately two acres of land offering an abundance of outdoor space. The setting is ideal for a range of uses, from gardening and smallholding to equestrian interests or simply

enjoying the tranquility and privacy that the land provides. There is also potential to add outbuildings or a studio, subject to any further planning requirements.

The paddocks are subject to an overage agreement until 26 May 2051. The effect of this agreement is that there is a charge payable equivalent to 25% of any uplift in value on the 2 paddocks caused by the grant of planning permission.

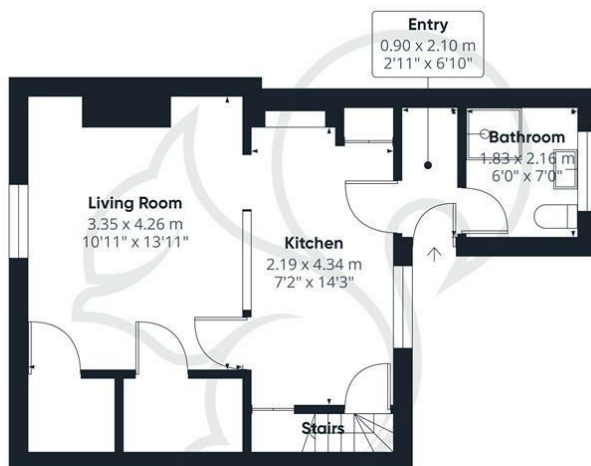
(Water Troughs and Gates not included in the sale)











Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

62.2 m<sup>2</sup>

669 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>99</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>39</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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