



**Meadowland abutting River Stour**  
**Wormingford, Essex**

**DAVID  
BURR**



# Meadowland abutting River Stour, Wormingford, Colchester, Essex, CO6 3BA

Wormingford is situated on the edge of the Dedham Vale Area of Outstanding Natural Beauty and benefits from facilities including a village hall, community education centre, a 17th Century country pub and church. The A12, which gives easy access to London and Ipswich is 10 minutes from the property, while Sudbury, Chelmsford and Bury St Edmunds are all within a 30-minute drive. Train links to central London are available from Colchester and Marks Tey, both stations are within a 12-minute drive and offer direct services to central London in around 50 minutes.

A parcel of enclosed meadowland of approx. 2 acres enjoying an extensive wildlife habitat and flanking the River Stour with direct access, situated on Bowdens Lane within the ever-popular North Essex village of Wormingford. Lying within the Dedham Vale Area of Outstanding Natural Beauty, this rarely available market opportunity offers an established tree line border with a steel-framed, four-bay barn and further timber-framed barn with corrugated roof. Neither building is listed and have been used for agricultural and forestry storage purposes throughout for decades.

Well-maintained during the current owners' tenure with a range of trees screening the buildings, River Stour flanking the westerly field boundary and landing stage with access to 25 miles of navigable river, to the north-west fringe of the curtilage. Afforded unspoilt far-reaching views across the river and adjacent farmland from the landing stage.

**A parcel of meadowland of approx. 2 acres with river frontage and an extensive wildlife habitat, lying within the Dedham Vale Area of Outstanding Natural Beauty with two buildings offering scope for a variety of uses.**

**SERVICES:** There are no services to this site.

or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

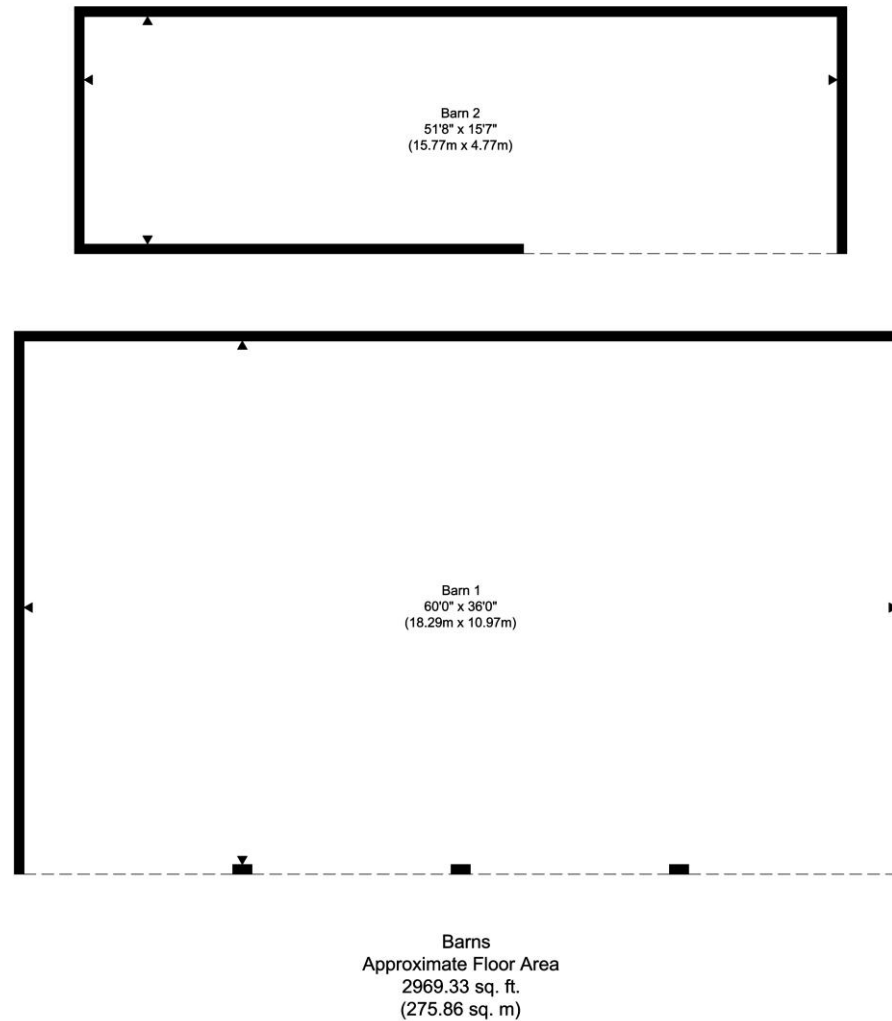
**LOCAL AUTHORITY:** Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222).

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation



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TOTAL APPROX. FLOOR AREA 2969.33 SQ.FT. (275.86 SQ.M.)

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