



Barn Conversion: Layer de la Haye

Guide Price
£975,000

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

For Sale by Auction - 3rd December 2025

An Exceptional Residential Development Opportunity in the Sought-After Village of Layer de la Haye, Essex

Layer Hall Barns occupies a commanding and elevated position and comprises a collection of former agricultural barns.

The site benefits from consent for the creation of nine individual dwellings in total. One range of barns has permitted development rights for conversion to five units, while the remaining barns benefit from planning permission for conversion to four units.

The plot extends to 1.3 ha (3.3 acres) in all.

Laver de la Haye is a vibrant and well-regarded village, benefitting from local amenities including a primary school, village shop, two pubs, and also within easy reach of Colchester's historic town centre and the wider Essex countryside.

Colchester is 5 miles north of the property and offers good road links with the A12 trunk road, and mainline train links to London.

Abberton Reservoir is not just a scenic backdrop—it's a celebrated conservation landmark and a haven for nature lovers. Protected as a Ramsar Wetland of International Importance, a Site of Special Scientific Interest (SSSI), and a Special Protection Area (SPA), it also holds statutory bird sanctuary status and is featured in the prestigious Nature Conservation Review.

Within close proximity of Laver Hall Barns Abberton Reservoir is a vast expanse of water offering a peaceful retreat with open skies, scenic walking trails, and panoramic views. The reservoir is home to a rich variety of birdlife, making it a year-round attraction for walkers, birdwatchers, and families alike. Whether enjoying a leisurely stroll, spotting rare wildlife, or simply taking in the tranquil surroundings, Abberton Reservoir provides a beautiful backdrop for relaxation and recreation — right on your doorstep.

Essex Wildlife Trust operate the Abberton Visitor Centre just 1.3 miles from the site which offers bird hides, café, trails and a shop.

Mersea Island is within 8 miles and offers renowned recreational facilities for those who enjoy water sports.

ACCESS

The property is accessed along a tree lined private drive from Wigborough Road (see legal pack for further details).

THE PERMISSION

Set within a semi-rural location on the edge of the village, the site offers a rare chance for developers to deliver a bespoke scheme that blends modern living with countryside character. The plans allow for a mix of homes with permission through two applications;

South Western Barns - Prior Approval for permitted development has been approved for conversion to five residential dwellings totaling 816 m sq.
Ref: 232674 on Colchester Council website.

In summary the accommodation includes includes;

Plot 1 : approx 438sqm (4 bed)

Plot 2 : approx 94sqm (2 bed)

Plot 3 : approx 100sqm (2 bed)

Plot 4 : approx 100sqm (2 bed)

Plot 5 : approx 84sqm (1 bed)

The North Eastern Barns - Planning permission has been approved under Ref: 250806 on Colchester Council website for the change of use and conversion of redundant buildings to provide two 3 bed dwellings and two 4 bed dwellings including the provision of parking, a new internal driveway, landscaping and other associated works.

The proposed accommodation includes:

Plot 1 (east range): approx 180sqm (3 bed)

Plot 2 (north range): approx 197sqm (4 bed)

Plot 3 (north range): approx 290sqm (4 bed)

Plot 4 (west range): approx 170sqm (3 bed)

EXTERNALLY

The sale plan is included in the legal pack but this includes plans clarifying the extent of the associated garden areas and wider general curtilage.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

Additional information is provided in the legal pack in relation to proximity and costings associated with some utilities.

RESTRICTIVE COVENANTS/EASEMENTS

The Purchaser will be granted a right to the property as per the sale plan to be included in the legal pack. The vendor reserves a right of way through the property to access retained cottages and the water supply running through

the site. For further information please see legal pack.

LEGAL PACK

Contact Dedman Gray Auctions - 01702 311010 to obtain a copy of this.

JOINT MARKETING

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