



Land Adjacent to , 14 Spring Lane, Lexden Bridge Hamlet, Colchester, Essex , CO3 4AR

Asking Price Of £175,000

This land is a peaceful haven in the heart of Colchester, ideal for Leisure activities, local amenities, dog training, potential for development STPP. Please contact the agent for further details.





## PROPERTY

Welcome to an extraordinary opportunity to own a piece of prime land boasting an exceptional location with unparalleled potential. This 1.68-acre parcel (Subject to Survey - STS) is ideally situated in close proximity to all local amenities, making it a coveted address for those seeking convenience and accessibility.

This expansive piece of land could hold immense promise for development (Subject to Planning Permission - STPP), presenting a canvas for your visionary projects. With no onward chain, you can embark on your plans without delay, and the possibilities are endless.

One of the distinguishing features of this land is the presence of over 65 willow trees, adding both charm and ecological richness to the landscape. This unique feature not only enhances the aesthetic appeal but also opens avenues for potential revenue through a willow tree sale.

For added practicality, a storage shed is already in place, providing a secure space for tools, equipment, or any other essentials. Additionally, the property offers two entrances, with a brand new aluminium entrance gate installed, ensuring both security and a grand entrance.

With low maintenance costs, this piece of land is not only an investment in real estate but also a sustainable and eco-friendly choice. Take advantage of this rare opportunity to own a versatile piece of land with the potential to become your dream project. Don't miss the chance to turn this blank canvas into a masterpiece tailored to your vision and aspirations.





## LOCATION

The land is located towards the West side of Colchester, in the sought-after Lexden Hamlet location. The property allows a short stroll into the town centre with good shopping facilities, restaurants, cinema and galleries. It is within walking of outstanding schools, including Colchester County High School for girls, St Mary's School for girls and Colchester Royal Grammar School, which are well-recognised among some of the finest schools in the country.

Lexden Springs & Hilly Fields Nature Reserve are close by, comprising a wonderful 80-acre green with a variety of scenic walks, nature trails and various events being held throughout the year. The A12 is within easy access and offer routes to Ipswich, Chelmsford and London. Colchester's mainline railway station is just a short drive away and offers direct links to London Liverpool Street in around 50 minutes.













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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 and potential buyers/tenants are advised to recheck the measurements