



Red outline for illustration purposes only. Please refer to title plan for more detail.





## Property Description

### INTRODUCTION

just over an acre of land situated on the outskirts of the village of Washbrook just off Church Lane. The land is wooded with an abundance of healthy Oak trees and streams running across. To the Western side of the land the trees open out as the land slopes uphill. A marked natural Spring sits to the Eastern side. Suitable for a variety of uses from conservation efforts to recreational enjoyment, we highly recommend an accompanied inspection.

### INFORMATION

held under a single title plan with land registry. The ground slopes from West to East with a great abundance of mature trees and thicker vegetation to the Eastern side. Streams cross from South to North East. Natural Spring is present to the Eastern side of the land. The land is sold as it stands with no overages to be imposed.

### BOUNDARIES

to the Eastern boundary at the roadside a steep bank marks the boundary with Herra Fencing panels securing the access. To the Southern boundary there are visible remains of historic stock fencing. To the West the boundary is marked by a mature hedgerow with deer fencing beyond the boundary on the adjacent landowners property. To the North the boundary is less clearly defined in relation to the title plan, however stock fencing is present at the edge of the woodland plot.

### ACCESS

from Church lane up a bank with Herra fencing marking the gateway.

### SERVICES

there are no services connected to the plot.

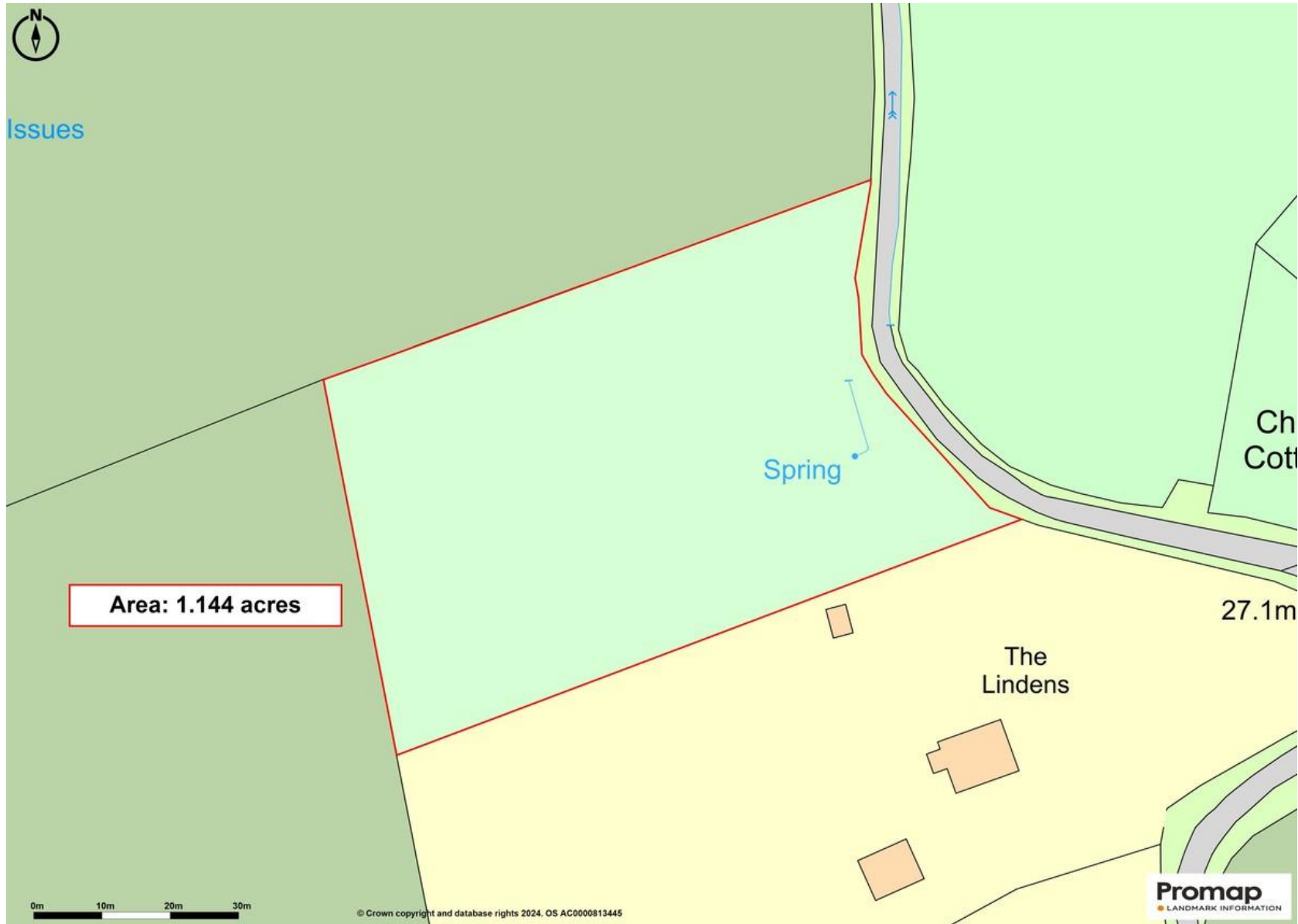
### VIEWINGS

strictly by appointment and accompanied by Grier and Partners, we strongly advise viewers wear wellies due to the ground conditions.









The Old Shop, The Street, East  
Bergholt, Colchester, Essex, CO7  
6TF

[www.grierandpartners.co.uk](http://www.grierandpartners.co.uk)  
01206 299222  
[enquiries@grierandpartners.co.uk](mailto:enquiries@grierandpartners.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements