



Ardleigh

This is an exciting opportunity for a self-build home, with planning permission already granted for a grand design-style home. In addition, there is a Menage and potential for use as a small holding or equestrian property.

Guide price £450,000

Harwich Road

Colchester, CO7



- Menege (in need of work)
- Planning for a detached 3 bedroom grand design style home
- Tendring District Council's planning portal using the reference 19/00297/FUL
- Approx. 1.55 acres
- Set back from the road
- Bore Hole (in need of new pump)
- Outbuildings
- Chain Free
- Manningtree mainline railway just a short drive
- Building plot

Exceptional Development Opportunity – c1.55 Acres

An exciting opportunity to create your dream home awaits with this stunning self-build plot. Set on a generous 1.55-acre site, the property benefits from full planning permission for a bespoke three-bedroom home, perfect for a Grand Designs-style project.

The plot offers privacy, being set back from the road, and includes an outbuilding, ideal for storage or potential conversion into a workspace. A lodge is also available onsite, providing comfortable accommodation during the build process. There is an existing menege, which requires some refurbishment, offering excellent potential for equestrian use. With ample space for paddocks and other facilities, this property is ideal for those with small holding interests or seeking to have their horse at home.

This exceptional property is offered chain-free, presenting a rare chance to create a unique home in a peaceful and spacious setting, with significant potential.

The Area

Ardleigh is a small village in the Tendring district and is amidst arguably the prettiest countryside in Essex. With a village shop, a highly regarded gastro pub and a fantastic local village school, Ardleigh has local amenities within walking distance. Perfectly located between the peaceful Dedham Vale (AONB) and the thriving city of Colchester, giving you easy access to the best of both worlds and an abundance of high street shops, eateries, entertainment and leisure facilities only a short drive away. Ardleigh has excellent transport links via the A12 and A120, whilst also being a short drive from Colchester or Manningtree Mainline Station, making the daily commute effortless. Additionally, there is a regular bus service to Colchester, Manningtree and Harwich.

Further Information

Tenure - Freehold

Council tax on the lodge - Tendring Band A

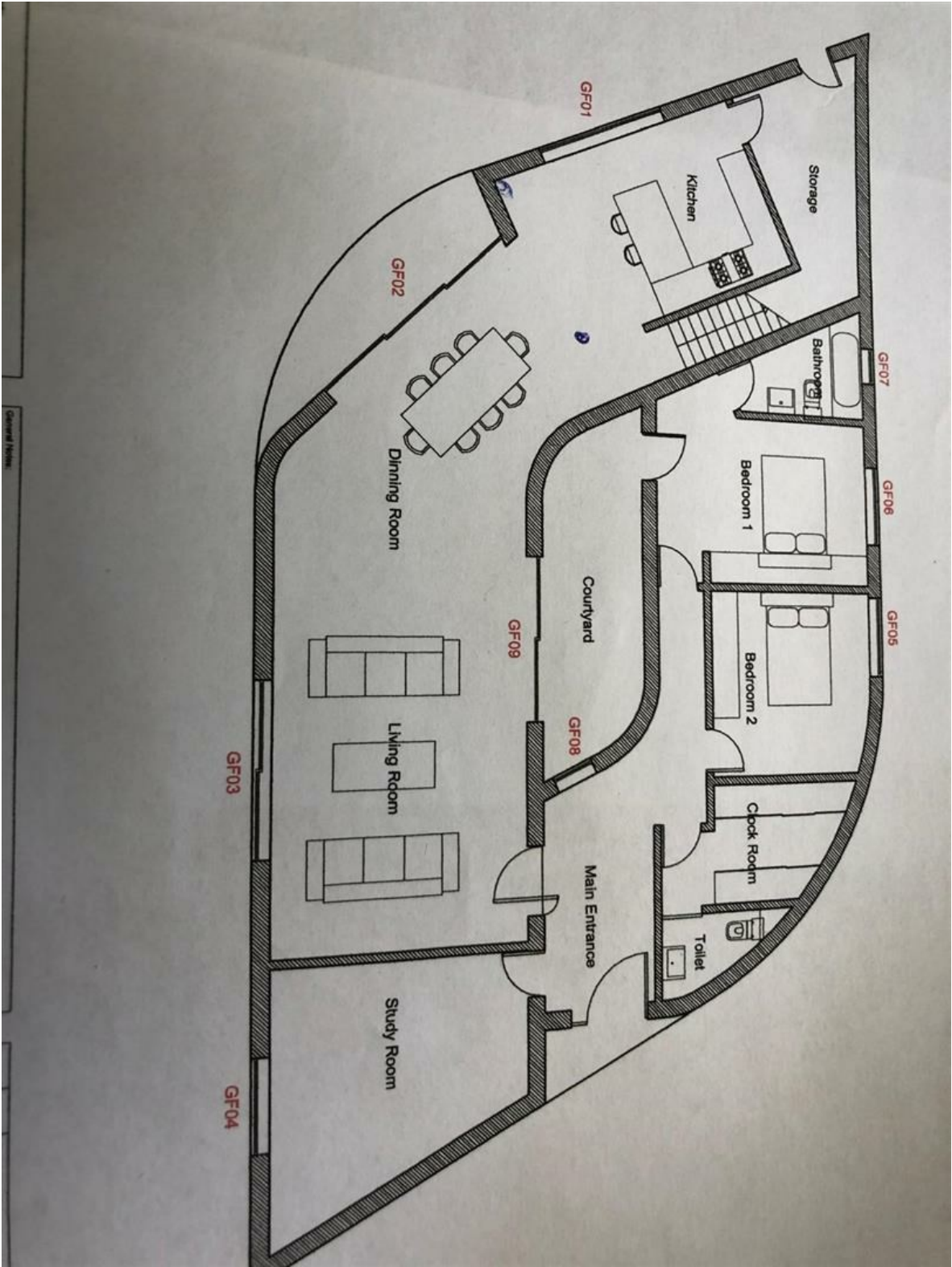
Mains Water, Sewerage and Electricity

Oil fired central heating

Lodge is centrally heated via bottles gas



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>Not energy efficient - higher running costs</div>	Current	Potential	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div>Not environmentally friendly - higher CO₂ emissions</div>	Current	Potential
England & Wales		England & Wales			