



Harwich Road, Colchester

A unique opportunity to purchase a lovely 1.55-acre plot with a 3-bedroom lodge needing renovation/ repair. The lodge has lawful residency and there is also permission to replace it with a permanent replacement dwelling. (This has been started but could be reinstated). Also on site are 3 old stables, a tack room/4th stable and a small barn 15 x 30 ft. A ménage in need of renovation and a borehole. Set back Approximately 100m from the main road with bus route and approximately 3 miles to Manningtree mainline station.

Guide price £450,000

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Colchester, CO7



- TDC Planning Ref: 19/00297/FUL
- Outbuildings / Stables
- Approx 1.5 Acres
- Accomodation on site
- Circa 2,300 sq.ft

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

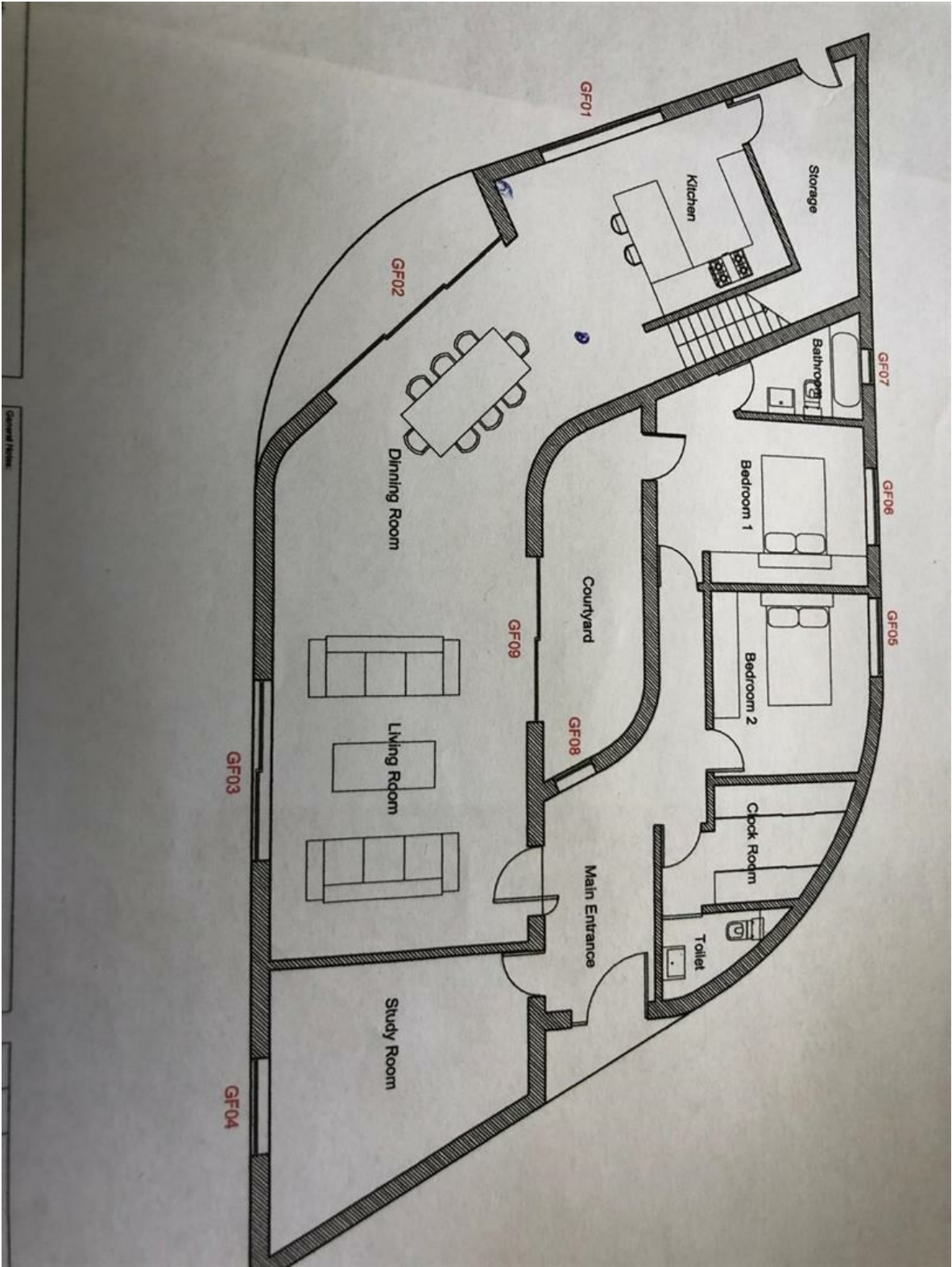
Foundations for the property have been laid and assessed by a local structural engineering firm. Documentation is available upon request. It is believed that this represents a significant step in the construction process.

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.



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			
Very energy efficient - lower running costs Not energy efficient - higher running costs	Current	Potential	Very environmentally friendly - lower CO₂ emissions Not environmentally friendly - higher CO₂ emissions	Current	Potential
England & Wales		England & Wales			