



## Dawes Lane, West Mersea

A Rare Opportunity on Dawes Lane, West Mersea

A one-acre plot with a three-bedroom bungalow in a prime coastal setting.

An exceptional opportunity to acquire a one-acre plot in one of West Mersea's most sought-after rural locations. Situated on Dawes Lane, this spacious three-bedroom detached bungalow offers huge potential for improvement, extension, or redevelopment (subject to planning permission).

Offers in excess of £500,000

# Dawes Lane

Colchester, CO5



- Chain Free
- Scope to develop (STPP)
- Approx. One Acre
- Detached Bungalow
- Rare Island Opportunity
- Coastal Location
- Prime Mersea Location
- Sought-After Lane

### The Property

Set well back from the road, the bungalow enjoys a generous footprint with flexible living space and open surroundings. The existing accommodation comprises three bedrooms, a central reception space, kitchen, and bathroom, all positioned to enjoy the privacy and natural light the plot offers.

### The Outside

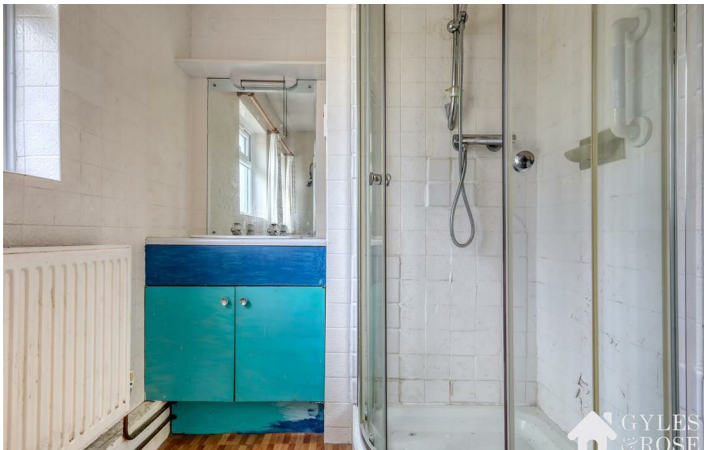
Outside, the mature grounds extend to approximately one acre, offering a rare sense of space and privacy. The plot features a varied landscape with areas of natural planting and mature trees, creating a tranquil setting with a semi-rural feel. There is ample room for landscaping, a kitchen garden, or the addition of outbuildings (STPP). Whether you're looking to create a family-friendly outdoor space, a productive garden, or a peaceful retreat, the grounds provide a highly flexible canvas.

### The Area

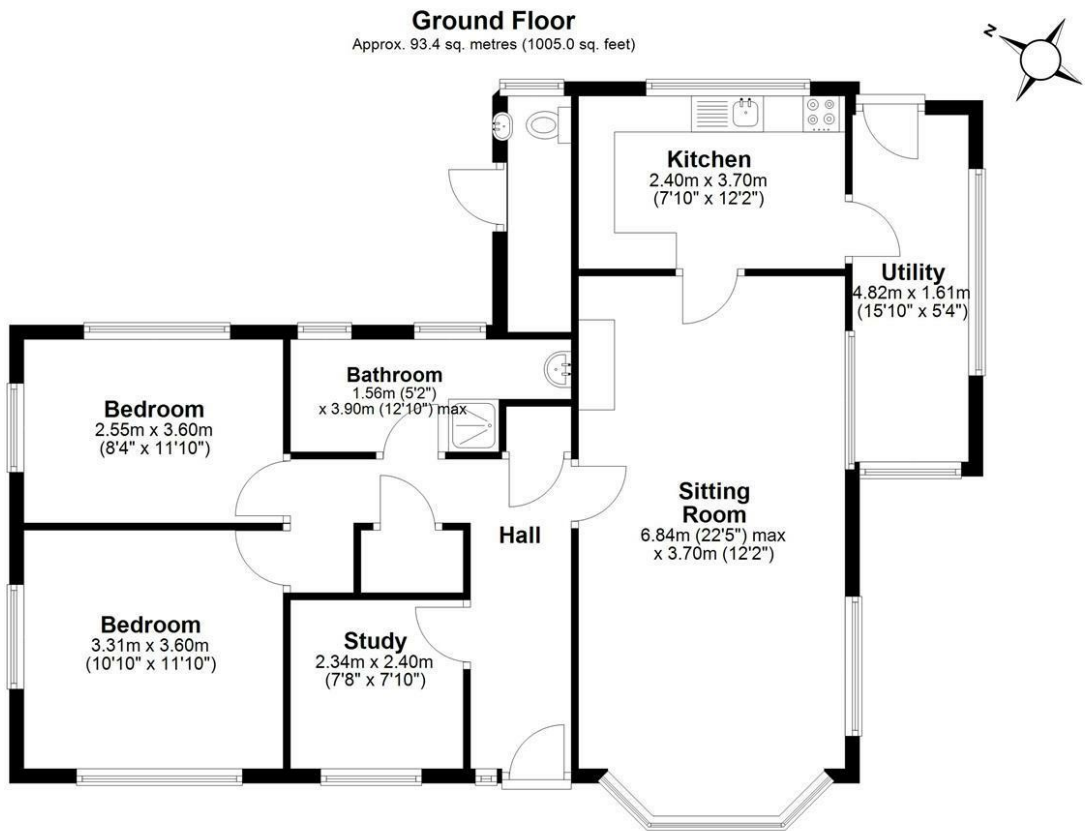
Nestled along the scenic coastline of Essex, Mersea Island stands as a hidden gem just off the shores of Colchester. Boasting a unique blend of natural beauty and rich maritime heritage, this idyllic island offers an unparalleled escape for both locals and visitors alike. Colchester's best-kept secret, Mersea Island, invites you to discover its pristine beaches, charming town, and delectable seafood cuisine. As a haven for outdoor enthusiasts, the island provides a myriad of recreational activities, from sailing and windsurfing to serene coastal walks. With its quaint shops, artisanal markets, and welcoming community, Mersea Island promises an authentic experience that captures the essence of seaside living. Whether seeking a peaceful retreat or an adventure-filled getaway, Mersea Island invites you to explore its unique charm, where every moment is a tide of tranquility and discovery.

### Further Information

- Tenure - Freehold
- Plot Size - Approx. 1 Acre
- Council Tax - Colchester band E
- Mains: Electric, Water, and Sewerage
- Oil run boiler and Oil tank
- Construction - Brick
- Sellers Position - Chain Free



Floor Plan



Total area: approx. 93.4 sq. metres (1005.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Dawes Lane, Mersea**

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
England & Wales			England & Wales		