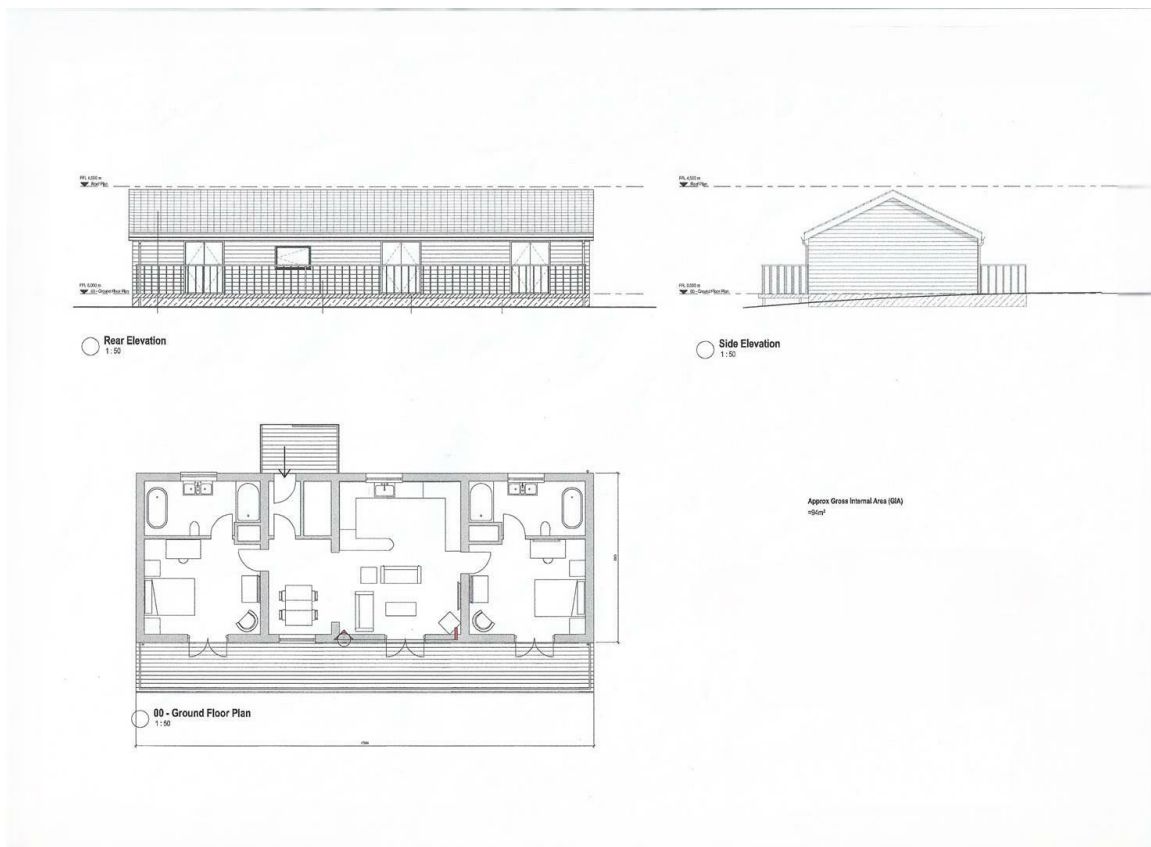




Lexden Hamlet, Colchester  
Guide Price £125,000 - £150,000



An exciting opportunity to acquire a parcel of land with planning permission granted for the construction of a substantial holiday lodge of approximately 1,200 sq. ft., set in a peaceful semi-rural position backing onto and overlooking Lexden Wood Golf Club.

The approved scheme provides for a well-proportioned detached holiday lodge, thoughtfully designed to offer generous and flexible accommodation arranged around a central open-plan living space. The proposed layout includes bedroom accommodation to either side, with en-suite/bathroom facilities, together with a spacious kitchen/living/dining area opening onto a full-width external terrace, ideal for enjoying the outlook and surrounding setting.

The plot forms part of a wider site and benefits from an attractive approach, with access leading in from Bakers Lane. The setting is a key feature, combining a sense of privacy and countryside appeal with the benefit of views towards the adjoining golf course. The surrounding tree cover and established greenery provide a natural backdrop, creating a restful environment well suited to holiday, leisure or investment use.

The proposed lodge has been designed with a contemporary yet sympathetic appearance, featuring a simple pitched roof form and timber-style external detailing, allowing it to sit comfortably within its semi-rural surroundings with the overall design and terrace area creating a lifestyle-led holiday retreat approaching approximately 1,200 sq. ft.

Backing onto Lexden Wood Golf Club, the plot is particularly well positioned for those seeking a leisure-focused setting, with an immediate connection to open green space and the wider countryside. At the same time, the location remains highly convenient for Colchester city centre, nearby retail parks, transport links and local amenities.

This is a rare chance to secure a consented holiday lodge plot in an attractive edge-of-city location, offering excellent potential for a private retreat, holiday let investment or lifestyle-led leisure opportunity, subject to any necessary conditions and approvals.

**Important Information:**

Tenure - Freehold

Council Tax - N/A

Services Connected - TBC

Heating - TBC

Telephone & Broadband - 02 Good with Vodafone/EE likely

Broadband - Ultrafast broadband is available

\* The lead shot is a CGI to give an example of the development // the land shown will consist of 3 plots and purchasers are not buying the full land mass.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.