

- Two-bedroom top-floor apartment
- In need of modernisation
- Leasehold - 125 years from 29 September 1986
- Vacant possession
- Approximate internal extent of 483 SQFT
- Allocated secure undercover parking space
- Ideal for investors and developers
- Auction Friday 24 April 2026

WHEAT SHEAF COURT



Register to bid

Auction guide £90,000

Lot 133 - Flat 15 Wheatsheaf Court Kendall Road Colchester CO1 2BU

A two-bedroom, leasehold (125 years from 29 September 1986), vacant, top-floor apartment with an approximate internal extent of 483 SQFT and in need of modernisation to suit investors and developers in Colchester, Essex. (Title number: EX358569)

FOR SALE BY AUCTION: To be sold by public auction on the owner's instruction. A top-floor, two-bedroom apartment in central Colchester, offered as vacant possession and in need of modernisation, this 483 SQFT property would suit investors and developers. It is leasehold with a 125-year term from 29 September 1986, with apparent electric heating and secure, undercover, allocated parking, suitable for buy-to-let once modernised. To be sold via online bidding on Friday, 24 April 2026.

Auctioneer's comments: 'This Lot is ideal for investors and developers looking for a property with potential, either as resale of a sale or buy-to-let asset'

Auction date

The property is to be sold by public auction on Friday, 24 April 2026, via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Two bedrooms, top floor, leasehold, apartment, vacant, in need of modernisation, 483 SQFT, EPC D, Colchester

Location

Colchester, Essex, 1.7 miles to Colchester railway station

Accommodation

Third Floor/Top Floor: two bedrooms, bathroom, living room, kitchen

Outside

Communal front and rear entrance, undercover allocated parking in the courtyard

EPC rating

D

Tenure

Leasehold with vacant possession
125 years from 29 September 1986

Local authority and council tax band

Essex County Council
Colchester City Council
Council tax band: A

Pre-auction bids

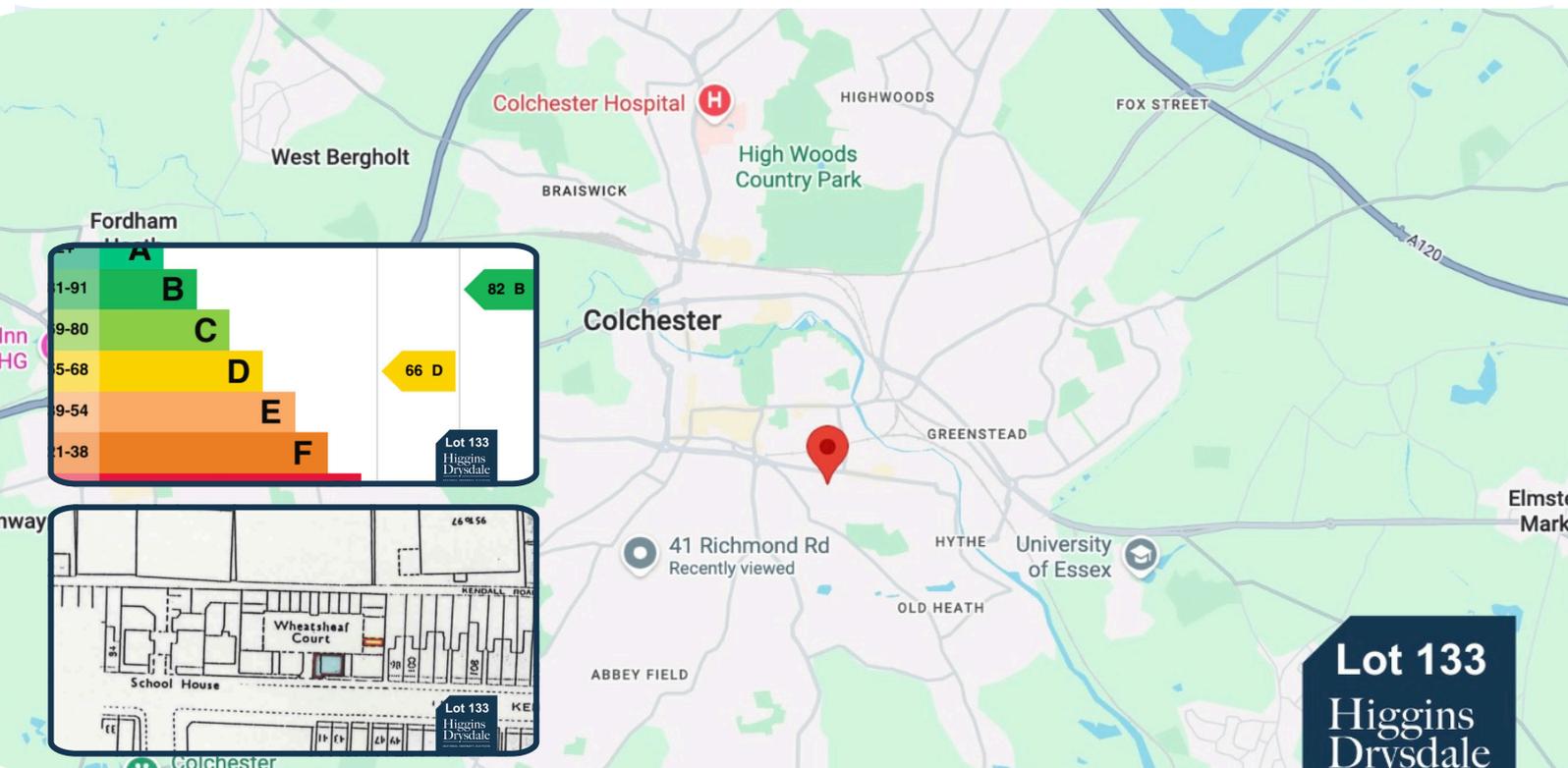
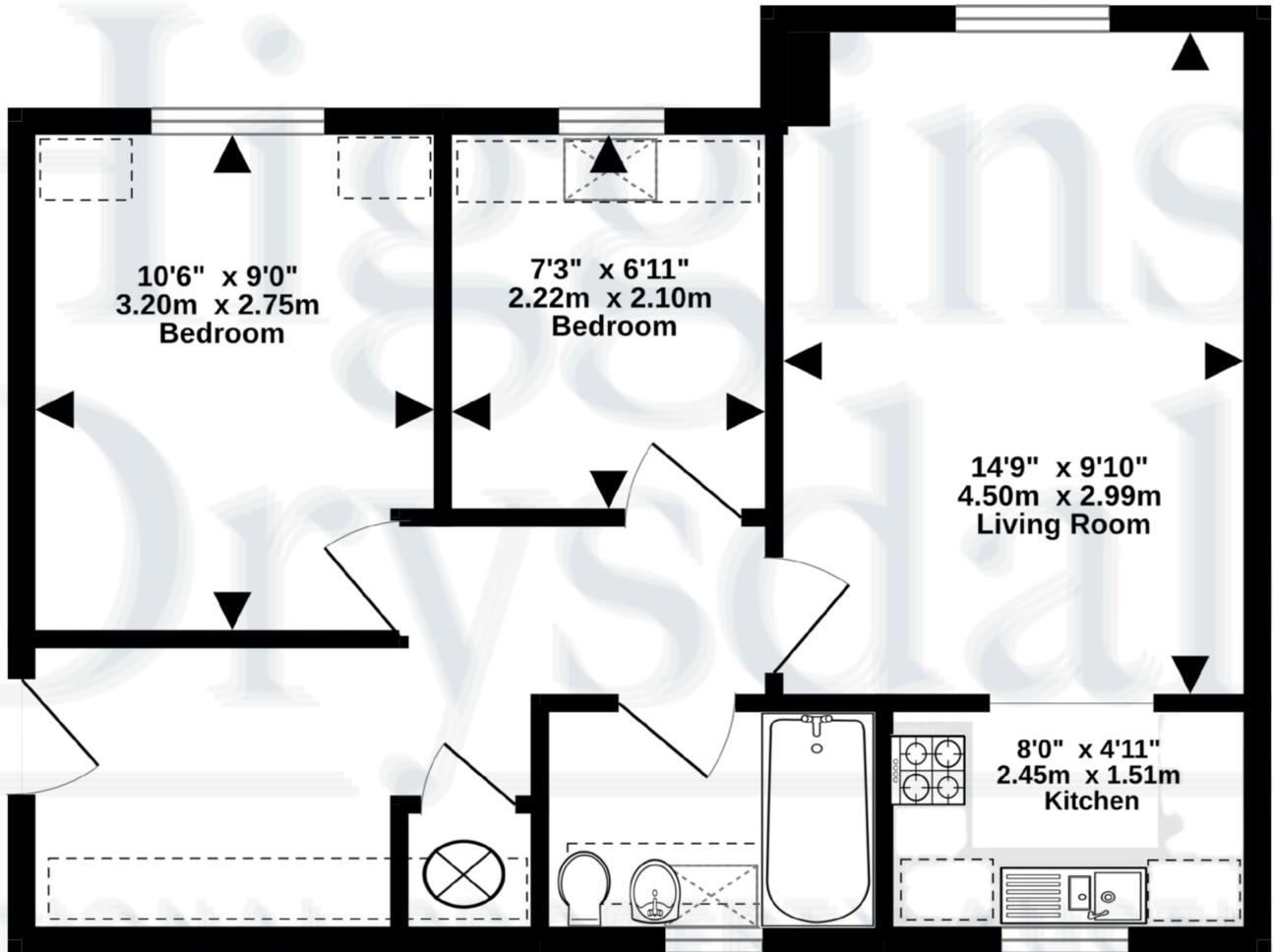
To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.



Lot 133 - Flat 15 Wheatsheaf Court Kendall Road Colchester CO1 2BU
 Top floor/Third Floor Approximate extent: 483 SQFT



Lot 133
 Higgins
 Drysdale