

# oakheart



£750,000

Price Guide  
Rewsalls Lane, Colchester

- Project Barn Conversion subject to Planning
- Exceptional rural coastal setting on East Mersea
- Collection of traditional barns and agricultural outbuildings
- Peaceful private lane location
- Close to West Mersea, the Blackwater Estuary and Colchester
- Rare opportunity with significant lifestyle and investment potential

**\*\*PROJECT BARN CONVERSION\*\***

**Exceptional Coastal Barn Conversion & Development Opportunity**

Set within the beautiful rural landscape of East Mersea, this unique collection of traditional barns and outbuildings offers a rare opportunity to create an exceptional country residence with outstanding development potential.

Occupying a peaceful position along Rewsalls Lane, the property enjoys breathtaking far-reaching views across open farmland, vineyards and the surrounding countryside, combining complete tranquillity with easy access to West Mersea and Colchester.

The site comprises a substantial traditional barn, a range of outbuildings and generous yard space. Planning permission has already been granted for the conversion of two of the four outbuildings into holiday accommodation, providing an excellent income-generating opportunity.

The remaining outbuilding offers further potential (subject to the necessary consents), while the principal barn presents an exciting opportunity to create a stunning bespoke home, subject to obtaining planning permission.

Whether purchased as a lifestyle property, investment or development project, this is an exceptional opportunity in one of Essex's most desirable rural coastal locations.





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**Main building GLA®**  
 146.33 m<sup>2</sup>  
 1575.07 ft<sup>2</sup>

**Main building total**  
 197.59 m<sup>2</sup>  
 2126.84 ft<sup>2</sup>

**Bonus space**  
 158.59 m<sup>2</sup>  
 1707.05 ft<sup>2</sup>

(1) Finished, above grade  
 Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

**England & Wales** EU Directive 2002/91/EC 



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