

Bakers Lane, Lexden Hamlet  
Guide Price £400,000

## Lexden Hamlet

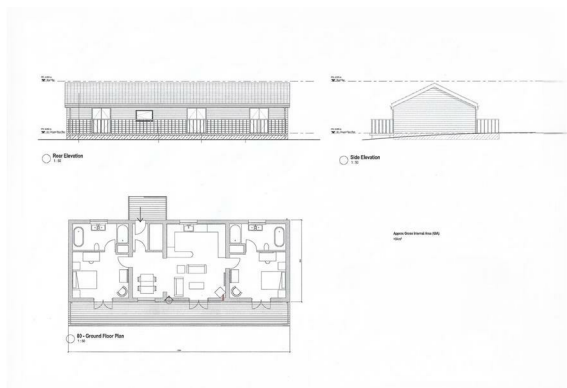
An exciting opportunity to acquire a parcel of land just over 1/2 acre with planning permission granted for the construction of Three substantial holiday lodges of approximately 1,200 sq. ft each, set in a peaceful semi-rural position backing onto and overlooking Lexden Wood Golf Club.

The approved scheme provides for well-proportioned detached holiday lodges, 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 site 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.

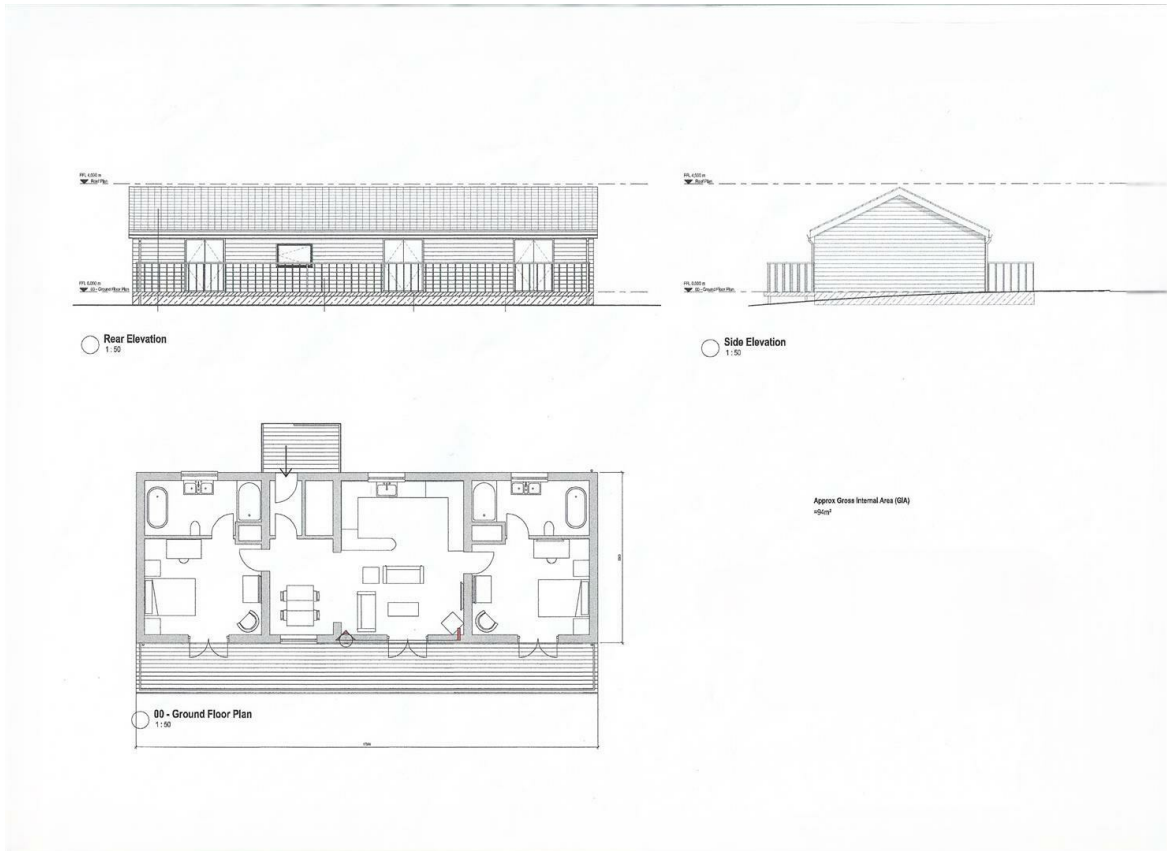
The proposed lodges have been designed with a contemporary yet sympathetic appearance, featuring a simple pitched roof form and timber-style external detailing, allowing it to sit comfortably within its semi-rural surroundings with the overall design and terrace area creating a lifestyle-led holiday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

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.



- PLOT OF LAND WITH PLANNING PERMISSION GRANTED
- APPROVED HOLIDAY LODGES OF APPROXIMATELY 1,200 SQ. FT.
- BACKING ONTO AND OVERLOOKING LEXDEN WOOD GOLF CLUB
- PEACEFUL SEMI-RURAL POSITION OFF BAKERS LANE
- ATTRACTIVE SETTING WITH ESTABLISHED TREES AND GREENERY
- IDEAL HOLIDAY LET, LEISURE OR INVESTMENT OPPORTUNITY
- CONVENIENT ACCESS TO COLCHESTER CITY CENTRE, RETAIL PARKS AND TRANSPORT LINKS
- GUIDE PRICE £400,000

## Floor Plan



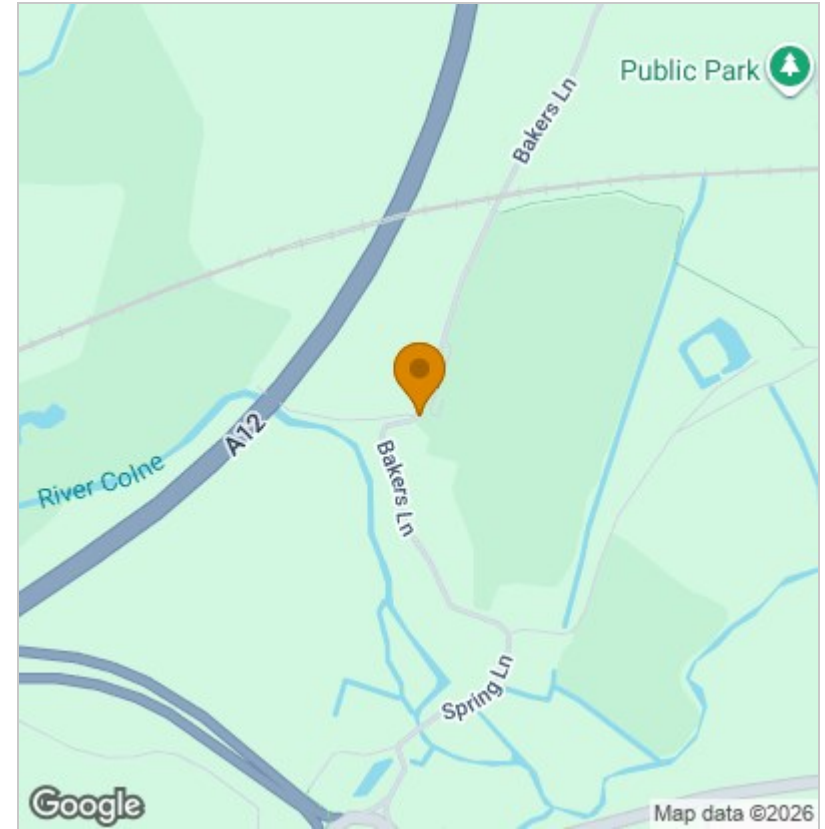
## Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

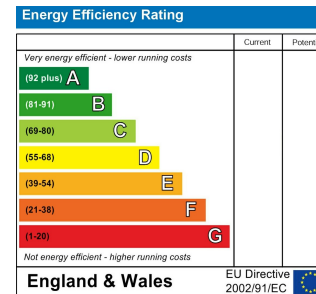
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## Area Map



## Energy Efficiency Graph



Council Tax Band - Exempt

Tenure - Freehold