

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Approximately 0.62 acres with detailed planning permission for three residential bungalows

Blackheath Bulb Company, Nayland Road, West Bergholt, Colchester CO6 3DE

Guide Price: **£400,000** Subject to Contract



NP NICHOLAS
PERCIVAL

Incorporating **BS** BIRCHALL
STEEL

Local Amenities

• The White Hart	0.7 miles
• Heathlands Primary School	1.1 miles
• West Bergholt Surgery	1.4 miles
• The Queen's Head	1.5 miles
• Colchester Golf Club	2.5 miles

Surrounding Towns & Villages

• Great Horkesley	1.6 miles
• Colchester	4 miles
• Nayland	4 miles
• Sudbury	11 miles
• Braintree	16 miles

Road Connections

• A12, Tollgate	4 miles
• A120, Braintree	15 miles
• A14, Copdock Interchange	16 miles
• M11, Stansted Airport	32 miles
• M25, Brentwood	38 miles

Directions

From Colchester, proceed north-west towards West Bergholt and continue through the village onto Nayland Road, heading towards Nayland.

Continue along Nayland Road for approximately 0.7 miles from the junction with Colchester Road, where Rookery Farm will be found on the left-hand side.

For satellite navigation, please use postcode CO6 3DE.

Location

The site is situated approximately 4 miles north-west of the City of Colchester, 11 miles south-east of Sudbury and approximately 1 mile north of West Bergholt, a popular village on the north-western outskirts of Colchester.

West Bergholt benefits from a good range of local amenities, including a village shop, primary school, public houses, sports clubs, medical surgery and St Mary's Church. The village is conveniently located for access to Colchester, Nayland and the wider Suffolk countryside to the north.

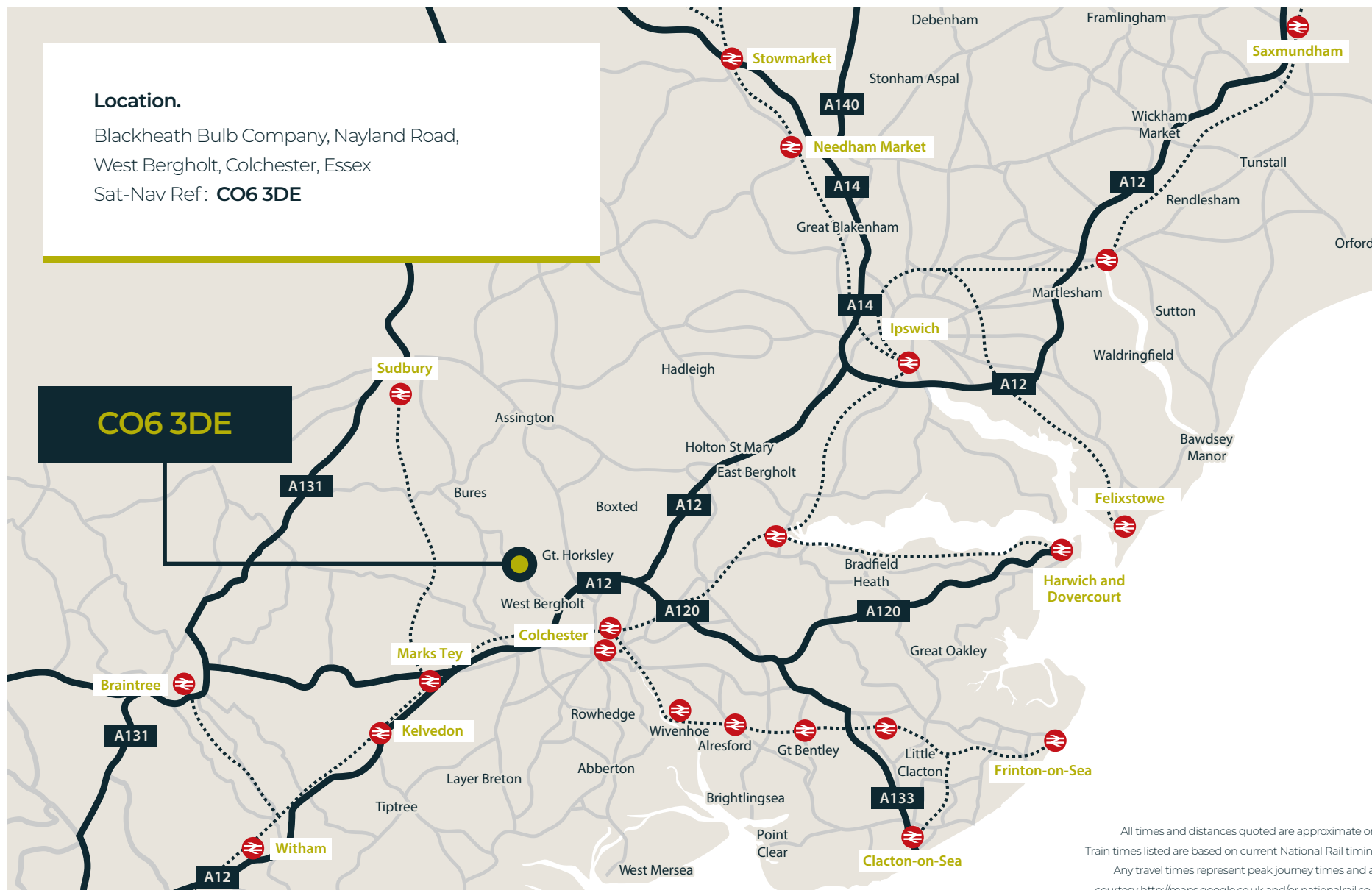
All distances are approximate.

Location.

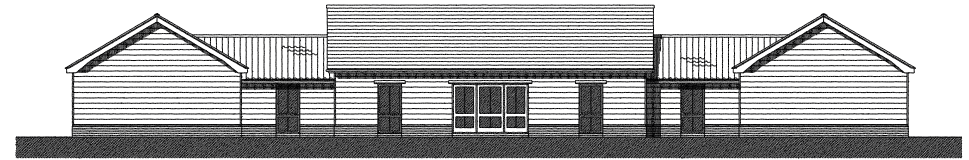
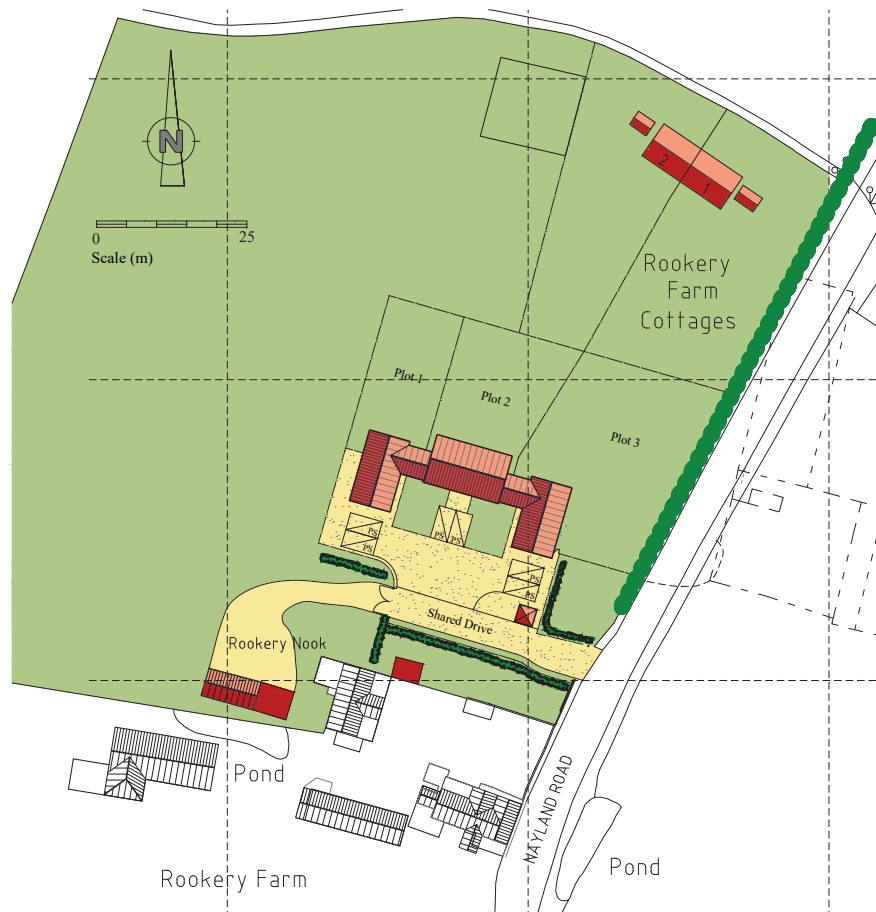
Blackheath Bulb Company, Nayland Road,
West Bergholt, Colchester, Essex

Sat-Nav Ref: **CO6 3DE**

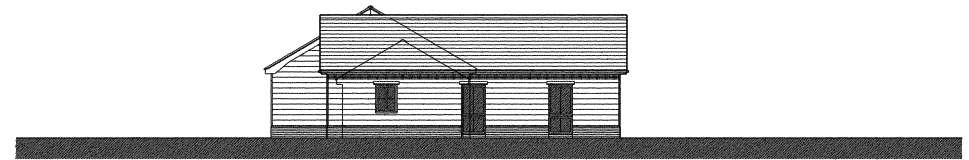
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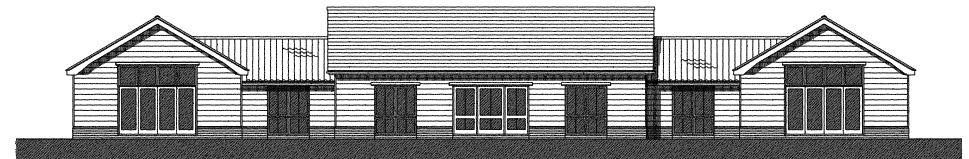
All times and distances quoted are approximate only.
Train times listed are based on current National Rail timings.
Any travel times represent peak journey times and are
courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



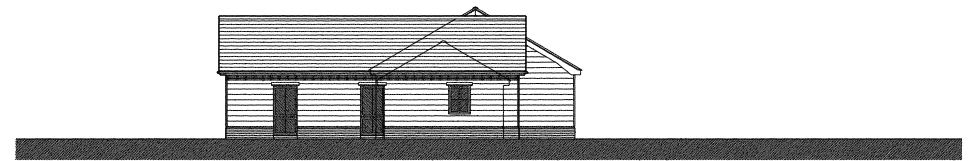
Front Elevation (South)



Side Elevation (west)



Rear Elevation (north)



Side Elevation (East)



The Site

Blackheath Bulb Company comprises part of a former bulb nursery and currently accommodates a number of former agricultural buildings.

Planning permission has been granted for the demolition of the existing buildings and the development of three residential bungalows, with access via a private drive from Nayland Road.

The site extends to 0.62 acres.

The vendor will retain ownership of the access road. The purchaser will be required to enter into an agreement to resurface the road, erect a new fence, gate and hedge between the development site and the retained dwelling. Further details are available from the selling agents.

Local Authority

Colchester City Council

Rowan House, 33 Sheepen Road, Colchester CO3 3WG

Planning

Planning Permission Ref. 252052, dated 23 September 2025, relates to the proposed development. Application Ref. 261244, dated 6 July 2026, relates to the discharge of Condition 6 in respect of the site boundaries.

Full planning application documentation is available upon request from the selling agents or via Colchester City Council's online planning portal.

The planning permission is required to be implemented within three years of the decision date, being 14 April 2026.

CIL / Section 106

Colchester City Council does not currently operate a Community Infrastructure Levy (CIL). To the best of the vendor's knowledge, the development is not subject to a Section 106 Agreement.

Terms

The freehold interest in the site is offered for sale with vacant possession at a Guide Price of £400,000, subject to contract.

A Land Registry compliant plan defining the freehold interest to be sold is currently being prepared and will be made available in due course.

Overage

In the event planning permission is obtained for addition dwellings, a 50% overage will be payable.

Site Viewing

The site will be pegged out to identify the extent of the land offered for sale. For further information or to arrange a viewing, please contact:

Nicholas Percival FRICS | njpercival@nicholaspercival.co.uk

Billy Coe MRICS | BCoe@nicholaspercival.co.uk

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, Nicholas Percival is required to formally verify the identity and address of prospective purchasers, together with the source of funds, prior to instructing solicitors.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Any computer-generated development layouts contained within these particulars have been prepared for the assistance of prospective purchasers and are preliminary and for guidance purposes only. All plans, photographs, boundaries and other illustrations contained within these particulars are indicative only and should not be relied upon as defining the extent of the property or any legal interest offered for sale.

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