

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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