



**Land to west of Bakers Lane
Colchester, Essex**

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Land to the West of Bakers Lane, Colchester, Essex, CO3 4AU

Colchester is famous for being the first Roman City and every era since – from Saxon, Norman, Medieval, Tudor, Stuart, Georgian, Victorian and the modern have left their mark. This vibrant town offers extensive amenities, is bypassed by the A12 and has two stations providing a commuter service to London Liverpool St Station.

Situated to the west of Bakers Lane is a 3.58 acre parcel of land, strategically positioned on the favoured western fringe of Colchester situated between the A12 and Bakers Lane. Offering river frontage to the River Colne, the land sits in close proximity to a parcel of land that has recently gained planning approval for three holiday lodges.

Access via multiple gated access points, the land lies within walking distance of Spring Lane tennis club and Lexden Wood golf club. With scope for recreational, leisure or strategic development potential (subject to the necessary planning consents).

The land is presently stocked with over 100 willow trees, providing ongoing income potential via a current arrangement with JS Wright. The willows have been specifically planted for the production of cricket bats with each tree providing around 40 bats. With a 10-15 year period until maturity, the trees have an ongoing growth cycle subject to planting date, with a portion approaching maturity. The current market value for a mature willow is in the region of £500 (subject to prevailing market conditions). JS Wrights are understood to have planted, harvested and tended the trees and are the worlds largest and oldest cricket bat willow supplier based in Great Leighs.

A 3.58-acre parcel of land with frontage onto Bakers Lane and abutting the River Colne. Currently benefitting from ongoing income via the harvesting of cricket bat willows.

- Total plot size of approximately 3.58 acres.
- There are two separate entrance points from Bakers Lane.
- A nearby parcel of land has recently obtained consent for three holiday lodges, planning application reference number 231593.
- Enjoying river frontage to the River Colne.
- Walking distance access to Lexden Wood golf club and Spring Lane tennis club.
- Located within one mile of the A12 trunk road.
- Currently stocked with over 100 willow trees providing an ongoing income via an established cricket bat supplier.
- Offering scope for a variety of uses including recreational facilities utilising the river frontage or strategic development potential.
- No onward chain.
- Views across open farmland.

