

**FOR SALE**  
**£600,000 STC**

**0.8 ACRES OF LAND WITH  
THE BENEFIT OF PLANNING  
PERMISSION FOR THE  
CONVERSION OF BARN  
TO RESIDENTIAL USE AND  
ERECTION OF 3 DWELLINGS**



**HOUSING DEVELOPMENT SITE**

**OFF BRAISWICK LANE, MILE END, COLCHESTER, CO4 5EA**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

Boundary Line for Illustration Purposes Only

## SITUATION

The property is tucked behind the quiet Mile End Road approached via Braiswick Lane, approximately 1.25 miles north of Colchester town centre and 1 mile from the mainline railway station.

To the north of the site, approximately 1.25 miles is Chesterwell, a housing development benefitting from a range of local amenities including a Co-Op, The Trinity Secondary School, Chesterwell Nursery School, ReShape Gym and Esquires Coffee Shop.

## DIRECTIONS

The entrance to Braiswick Lane is opposite Myland Parish Church. Proceed along Braiswick lane for 50yards and turn left along an unmade-up road, and the entrance to the site will be found on the right-hand side.

## SITE

The site is level, irregular in shape and is accessed by a private road. On site are derelict farm buildings, together with land to the rear. The site extends to approximately 0.8 acres.

Planning permission has been granted for the following:

4 Bedroom Detached Houses - Plots 1-3:

Plot 1 - 1,829 sq. ft.

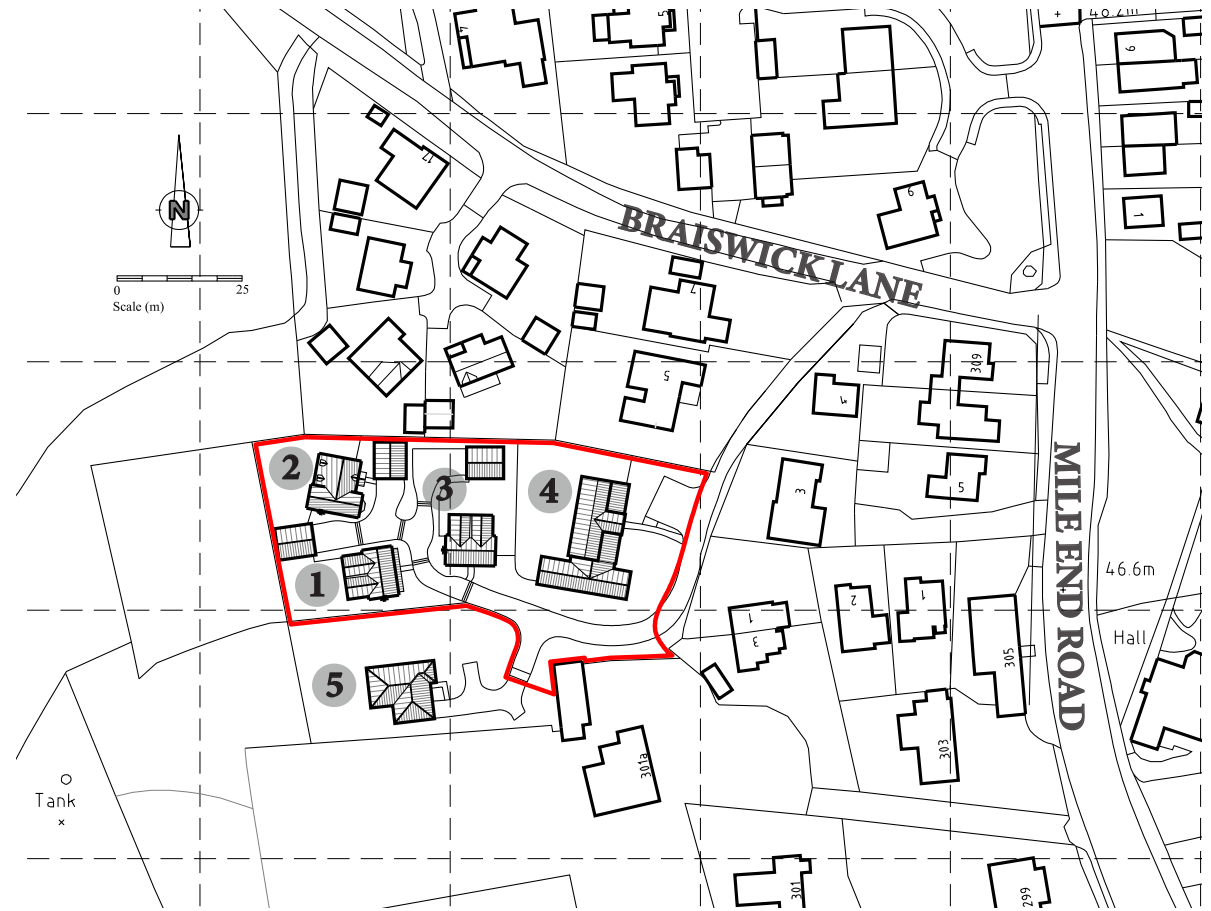
Plot 2 - 1,958 sq. ft.

Plot 3 - 1,829 sq. ft.

Barn Conversion:

Plot 4 - 3,367 sq. ft. (5 Bedrooms)

Plot 5 - Comprising a Bungalow



## TOWN PLANNING

Planning consent was granted, application number 222429, on 4th October 2023. Planning consent provides for 4 new build dwellings and conversion of barn. Plot 5 will be retained. Access via the private road will be granted to Plot 5 and the land adjoining.

A Section 106 has been entered into which provides a contribution of £19,277.03 paid towards improvements to the Community hall.

Details of the planning consent Section 106 agreement can be found in the data room, together with all plans relating to the site.

## SERVICES

Mains water, electricity and foul drainage are available for connection.

## PRICE

The property is to be offered For Sale at a guide price of £600,000 STC (Six hundred thousand pounds, subject to contract)

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Nicholas Percival to formally verify purchasers identity, residence and source of funds prior to instructing solicitors.



## VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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