



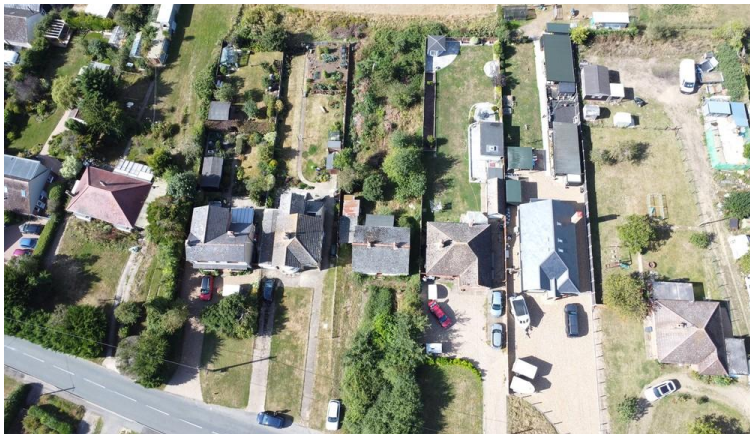
**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Layer Breton Hill**  
Layer Breton, Colchester, CO2 0PR

**£300,000**  
EPC Rating 'G'

- Potential Building Plot STP
- Plot of Approx 1/5 of an Acre
- Chain Free
- Sought After Village Location





## Property Description

David Martin Estate Agents are delighted to offer for sale this POTENTIAL BUILDING PLOT subject to planning in the highly sought after village of Layer Breton with excellent access to Colchester and Mersea Island. Currently on site is a two bedroom timber frame detached bungalow set on a plot of approximately 1/5 of an acre in a non estate location with farmland views. The bungalow has a lounge, two bedrooms, bathroom and kitchen. Externally there is a driveway and gardens to front and rear in need of cultivation. Viewing is highly recommended to appreciate the setting and enormous potential the site offers. The sale is CHAIN FREE and CASH BUYERS only.



#### ENTRANCE HALL

#### LOUNGE

12' x 11' 6" (3.66m x 3.51m)

#### KITCHEN

12' x 5' 2" (3.66m x 1.57m)

#### BEDROOM ONE

12' x 10' (3.66m x 3.05m)

#### BEDROOM TWO

12' x 10' (3.66m x 3.05m)



#### LEAN TO CONSERVATORY

12' x 10' (3.66m x 3.05m)

#### BATHROOM

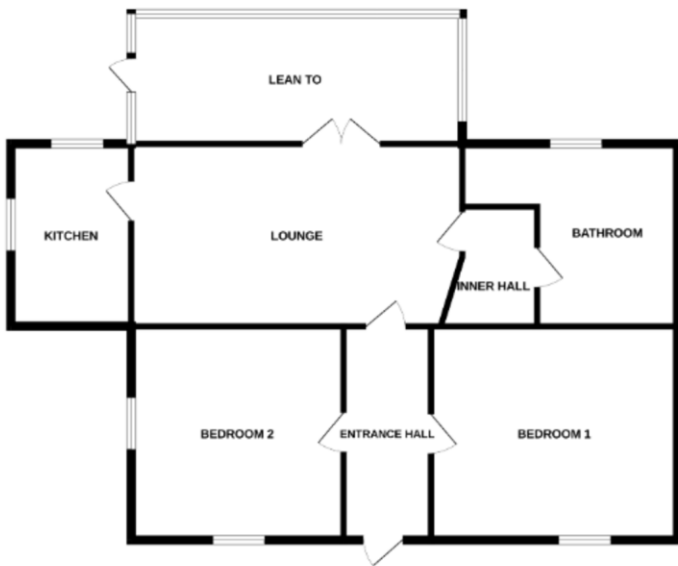
#### OUTSIDE

The property is set on a plot of approx 1/5 of an acre being enclosed by fencing and hedge borders, driveway providing parking leading to lean to car port.

#### AGENTS NOTE

Viewing is highly recommended to appreciate the setting and enormous potential the property offers. The vendor has advised us the property has water, electric and drainage connected. CASH BUYERS only.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		37 F
1-20	G	1 G	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements