



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

LAND OFF MONKS LANE, MONKS LANE, DEDHAM,  
COLCHESTER, SUFFOLK, CO7 6DZ  
ASKING PRICE OF £240,000







#### INTRODUCTION

Situated to the North of Monks Lane just off Lamb Corner to the South of Dedham Village, this parcel of land of just over 16 acres combines a field of permanent pasture with a second smaller field recently in arable production to create a sizable block with great potential. The Fields meet in a gentle valley providing interesting topography. Gated access from Monks Lane byway and access at the bottom of the valley to the second of the two fields. We highly recommend an inspection of the land to appreciate its quality and sense of place within the Dedham Vale Area of Outstanding Natural Beauty.







#### **VIEWINGS**

strictly by appointment and accompanied by a member of staff from Grier & Partners during daylight hours, please call the office to arrange an appointment.

#### **SERVICES**

no services are provided to the land. We understand mains drainage, water and electric are available in Monks Lane but advise interested parties to make their own enquiries.

#### **ACCESS**

from Monks Lane byway, via a secure gateway with two galvanised steel gates set back from the track.

#### **FENCING**

the main field laid to pasture is fenced to the its eastern elevation with stock fencing, other boundaries are a mixture of mature hedging and stock fencing in parts.

#### **SOIL**

While the soil type changes subtly across the two fields it is of predominantly a clay loam structure with the occasional heavy clay seam. The land drains well to an established and deep ditch between both fields.



#### **PLANNING**

The land sits within the Dedham Vale Area of Outstanding Natural Beauty and as such we highly recommend consultation with the local Colchester District Council for any planning or use related enquiries. Please be aware the sellers will be imposing an overage uplift clause on the entirety of the land for a period of 25 years. During the 25 years should planning consent be granted for a residential dwelling or dwellings, 25% of the uplifted value of the land upon which such consent is granted will be payable to the vendors.







#### **LOCATION**

The land is situated within walking distance of the splendid village of Dedham with its Georgian High Street and outstanding parish Church. Dedham provides an excellent range of shopping facilities and village school. Access to Colchester main line station is some 15 minutes by car or Manningtree which is no more than 10 minutes. Independent schools in Colchester and Ipswich. Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside, which is an Area of Outstanding natural Beauty. A12 links to the M25 and A14 and the regional airport of Stanstead in approximately 45 minutes by car.

#### **CURRENT USE**

the larger of the two fields is laid to permanent pasture and managed in hand by the vendor, the smaller of the fields is currently included with an established Farm Business Tenancy. However it has not been prepared for the coming growing season and our vendor is in receipt of a letter of surrender for the field from the FBT, a copy of which will be provided.

#### **FOOTPATHS**

we are unaware of any footpaths crossing the land, Monks Lane byway passes to the East of the land along the Eastern boundary and provides access.







Area: 16.067 acres (6.502 ha)

Monk's Lane (Path)

Red line for  
indication  
purposes only

0m 20m 40m 60m

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**Promap**  
LANDMARK INFORMATION

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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