



## DEVELOPMENT OPPORTUNITY

BRAMBLES LANE, WHITE COLNE, COLCHESTER, ESSEX CO6 2QG

**NP** NICHOLAS  
PERCIVAL



A rare opportunity to purchase a prime rural development site of approximately c1.5 acres, in the much sought after Colne Valley, with Planning Permission granted for the conversion of 5 former agricultural barns to residential dwellings.

Planning Consent was granted on 4th February 2022 under the application number; 21/02974/FUL. Full details can be found on the Braintree District Council planning portal.

Total Plot Size Circa 1.4 Acres



## Location

White Colne has a population of circa 540 people (2011 Census). Situated approximately 4 miles south east of Halstead and approximately 9 miles north west of the City of Colchester. Junction 26 of the A12 is approximately 8 miles away.

Colchester has excellent schooling (both state and private establishments) and recreational facilities including, The Mercury Theatre and Colchester Zoo.

Wakes Colne & Chappel branch line station is approximately 2.5 miles away, with journey times to London Liverpool Street in as little as 1 hour and 6 minutes.

Brambles Farm is situated almost equidistant between the villages of Earls Colne and Bures. Both villages boast an array of amenities including; doctor's surgeries, public houses, primary schools, local shopping facilities and Village Halls.

## Situation

The site can be accessed directly from Brambles Lane. The Location & Block plan illustrates the barns to be converted and those to be demolished under the planning consent.

## Description

The site is predominantly level, extending approximately c1.5 acres and enjoying a road

frontage to Brambles Lane, with stunning views to the rear across farmland and open countryside.

## Planning

The site benefits from full planning consent for the conversion of 5 barns to residential dwellings, with the remainder to be demolished.

## References

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## Tenure

The site is to be sold Freehold with vacant possession. Any and all structures that require demolition under the planning consent will be the purchaser's responsibility and at their expense.

## Method of Sale

The sale price is guided at £750,000 (seven hundred and fifty thousand pounds) and offer to buyers on the initial basis of Private Treaty. NB, both the vendor and Nicholas Percival reserve the right to amend the method of sale at any time with no notice.









**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Braintree District Council. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

**NICHOLAS PERCIVAL** are proud to be members of;









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