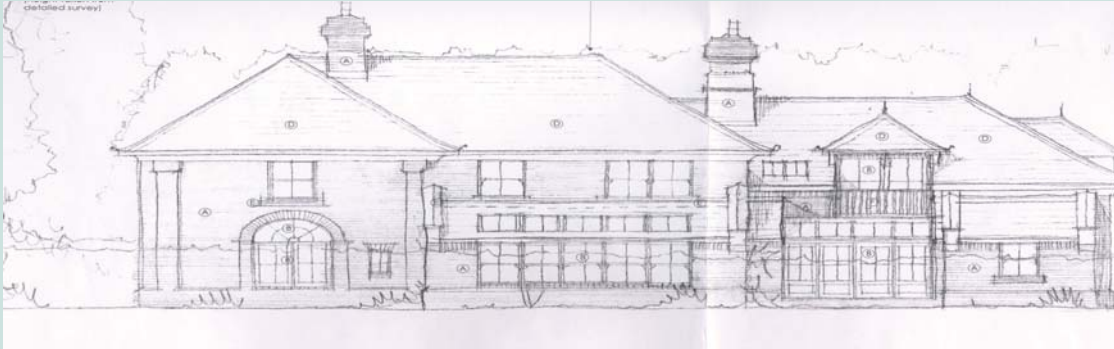


Email: [fw@fennwright.co.uk](mailto:fw@fennwright.co.uk)

[www.fennwright.co.uk](http://www.fennwright.co.uk)

Also at Ipswich 01473 232700 Wilham 01376 516464 Chelmsford 01245 261226  
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Building Plot, Westwood Home Farm Cottage  
London Road, Great Horkesley

  
FennWright

# BUILDING PLOT ~ WESTWOOD HOME FARM COTTAGE LONDON ROAD, GREAT HORKESLY

**GUIDE PRICE: £500,000 (subject to Contract)**

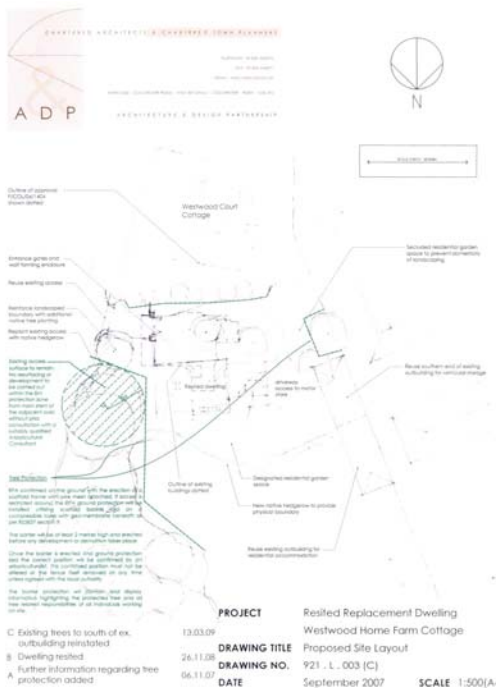
We are pleased to be able to offer a rare opportunity to purchase this substantial building plot situated in a sought after village location to the north of Colchester.

At present a pair of weather boarded semi-detached cottages and outbuildings occupy the site. The cottages are tenanted on a rental basis with a collective rental income of approximately £1200 per calendar month.

The Planning Consent is for the demolition of the cottages and outbuildings and permission has been granted for a substantial country house with a separate guest annexe and garaging which extends to approximately 5000 sq. ft. in total. The property is to be constructed in a period style, itself extending to approximately 4000 sq. ft. and is to be constructed of brick under a slate roof.

The accommodation will briefly comprise on the ground floor a reception hall, lounge, dining hall, playroom/study, kitchen/family room, cloakroom and utility room. The galleried landing will lead to the five well proportioned bedrooms, four of which would have en-suites. The master bedroom suite would have a large en-suite, 'his & hers' dressing rooms and doors out to a balcony. The annexe of approximately a further 1000 sq. ft. would include guest accommodation with self contained bathroom, kitchen and games room with garaging for three vehicles.

The plot lies to the west of the village of Great Horkesly and we understand extends to approximately 4.5 acres (subject to survey) and is surrounded by open farmland and countryside, however, providing good access to the village centre which offers excellent local amenities including primary school, three public houses/restaurants, a post office and general store, wine merchants and also offers good access to the Northern Approach Road and the Bergholt Road to Colchester's main line railway station with a train service to London Liverpool Street. The property also provides good access links to the villages of Nayland, West Bergholt, Wormingford and the A12 dual carriageway.



## ADDITIONAL INFORMATION

A copy of the Planning Consent can be viewed on line at the Colchester Borough Council website. Planning Reference 090098 and further plans are available for viewing at the Agents Office.

## DIRECTIONS

Applicants are advised to proceed from Colchester's North Station up the Bergholt Road. Continue through Braiswick, passing the Golf Club, through the village of West Bergholt, past The White Hart Public House into Nayland Road where Westwood Home Farm Cottages can be located on the left hand side.

## AGENTS NOTE

Photographs and brief property details are displayed on the internet by direct access to Fenn Wright website: [www.fennwright.co.uk](http://www.fennwright.co.uk) which links to [www.rightmove.co.uk](http://www.rightmove.co.uk), Britain's number one property web site.

## VIEWING

Strictly by appointment through Fenn Wright on (01206) 763388

## SURVEYS & VALUATIONS

RICS Homebuyers' Survey & Valuations Reports and Full Building Surveys undertaken promptly. Mortgage Valuations (where instructed) undertaken at reduced rate if full survey commissioned. For free quotation contact Andrew Crayston FRICS on (01206) 507680.