

# ROWS FARM

Church Road, Layer de la Haye, Colchester, CO2 0EU



## Key Highlights

- Prior approval for the conversion to 2 residential dwellings.
- Site area extends to approximately 0.62 acres (0.26 hectares).
- Freehold with vacant possession.
- Guide price £600,000.
- For sale by informal tender, unconditional offers invited by 12 noon Friday 9th July 2021.

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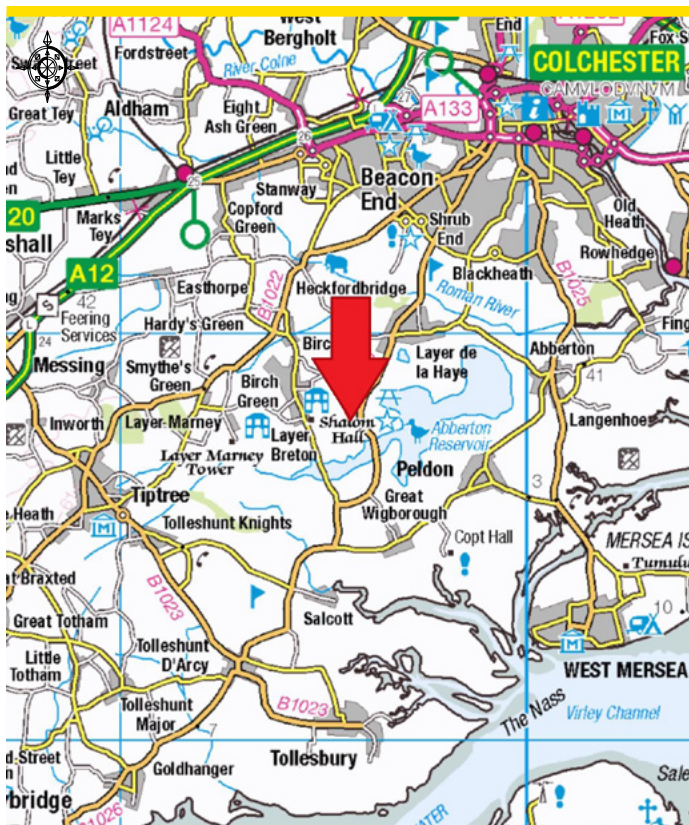
SAVILLS CHELMSFORD  
Parkview House  
Victoria Road South CM1 1BT

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## Location

The Site is located to the south west of Laver de la Haye, in the Colchester Borough of Essex, which is approximately 8.7 km (5.4 mi) to the south west of Colchester, 20.5 km (12.8 mi) to the south east of Braintree and 27.4 km (17.0 mi) to the north east of Chelmsford.

The village centre is situated approximately 2.7 km (1.7 mi) to the north east of the Site. The village accommodates a range of facilities, including: a public house, a comedy club, a village store, a primary school and a village hall. Supermarkets are available within a circa fifteen minutes' drive.

Abberton reservoir is located approximately 750 m to the south east of the Site and offers scenic walking routes. There is also a small café and visitor centre. A permissive footpath and cycle way links the visitor centre to the village. The path passes the end of the access track to the Site, on the opposite side of the B1026.

In terms of connections, the Site is situated approximately 7.1 km (4.4 mi) to the south east of Junction 25 of the A12, which extends from Lowestoft to Stratford and connects with Junction 28 of the M25. In addition, the Site is also 7.1 km (4.4 mi) to the south east of Marks Tey Station, which provides direct Greater Anglia services to Ipswich, Sudbury and London Liverpool Street; with approximate journey times of 25, 19 and 55 minutes respectively.

## Site Description

The Site is accessed from Wigborough Road, down a small private track, and extends to approximately 0.62 acres (0.26 hectares). The Site currently houses a small collection of agricultural buildings.

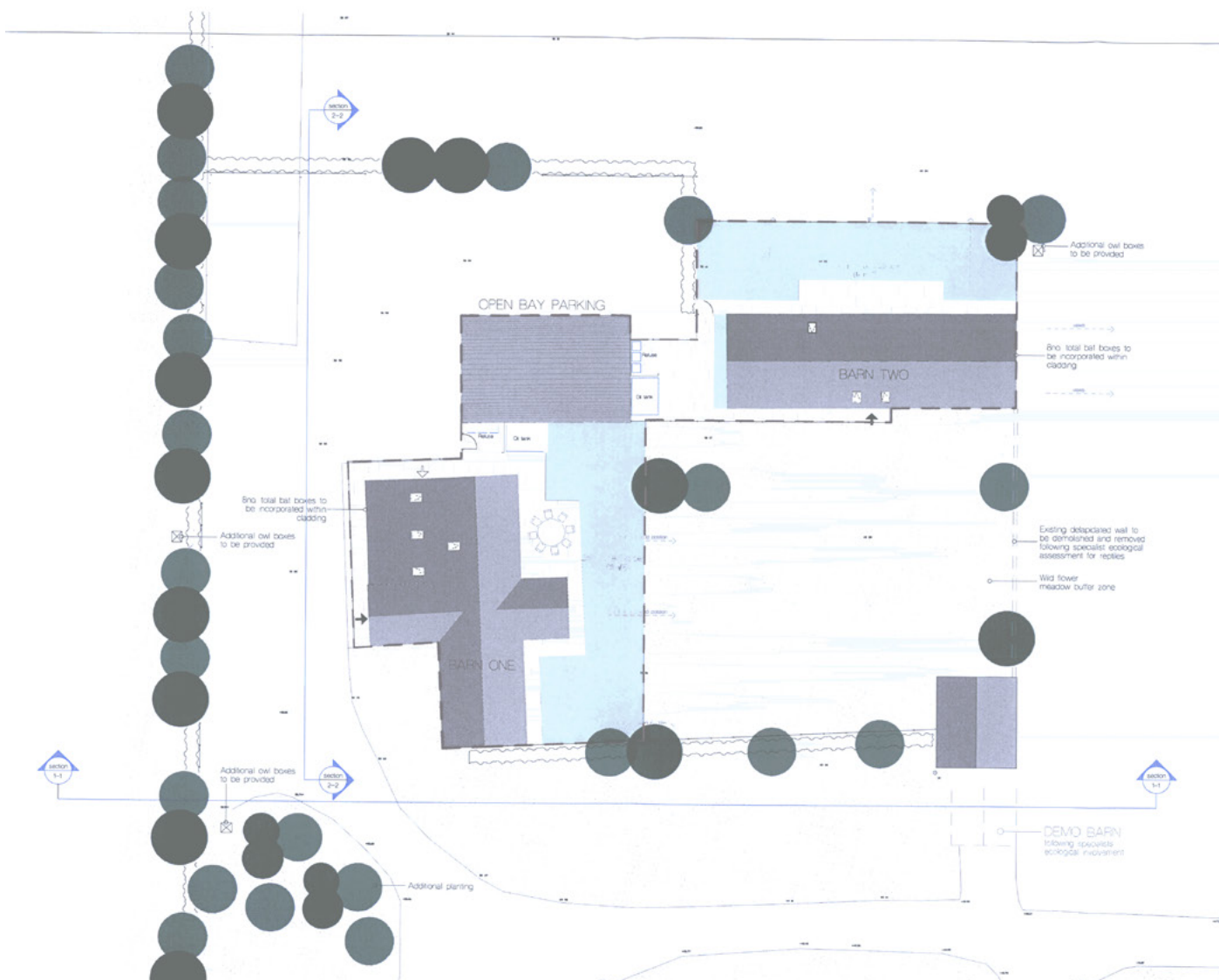
The Site is situated within the Colchester, Tiptree, West Mersea and Wivenhoe Settlement Boundary and forms part of Title EX358701.

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## Planning

Prior approval was granted in 2019 for the conversion of the existing agricultural buildings to two detached residential dwellings, under planning reference 192257.

The existing agricultural buildings benefit from mains electricity. The electricity then feeds onto the adjacent farmhouse and the purchaser will be required to fit a sub meter for the farmhouse.

There is no access to mains gas. There is a telephone wire that runs from the road end to the farmhouse and the purchaser would need to organise access to this.

## Existing Wayleaves, Easements and Rights of Ways

The Site will be sold subject to and with the benefit of all wayleaves, easements and right of ways, whether or not mentioned in these particulars.

The Site will be sold with the right to access the mains water, as identified in blue on the site plan overleaf.

The brown access track will be retained in the registered title of the estate. Each proposed dwelling will be granted a right of way and will also be responsible for one fifth of the maintenance.

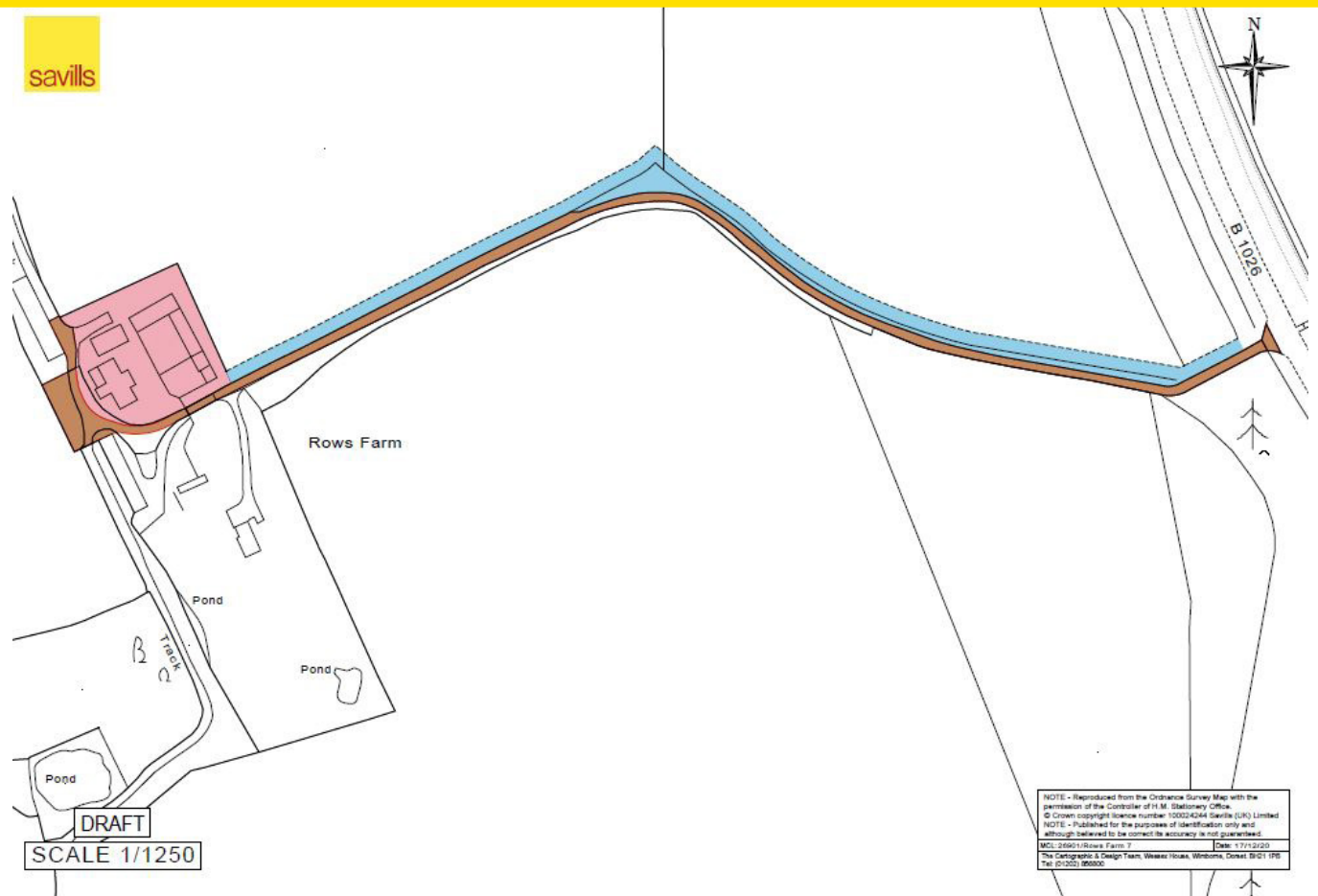
A detailed description of the Site being offered, together with the rights granted and rights reserved can be seen in our dataroom, which is linked below.

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## Tenure & Possession

The Site is available for sale on a freehold basis.

## VAT

We understand that the Site is exempt from VAT.

## Method of Sale

The Site is being marketed by informal tender with unconditional offers to be submitted by 12 noon Friday 9th July 2021.

All interested parties are advised to examine the information held in our data room, linked below, and make their own enquiries in advance of submitting their offer.

In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

Please note that the vendors do not undertake to accept the highest offer or indeed any offer.

## Viewings

Viewing should be arranged by prior appointment with Savills. Prospective purchasers should note that Savills take no responsibility for any injury or accident at the Site. Viewers visit the Site at their own risk.

Should you wish to make an appointment, please contact Tom Higgins or Amelia Brook on the below contact information.

## Data Room

Further information can be found on the allocation documents, planning and technical please follow link.

<https://savillsglobal.box.com/s/qny99z5lz4wpe8hr7n9wibsey0ljah4>

## Contact

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