



# Land opposite The Old Mission, Crockleford Hill, Bromley Road, Ardleigh, Colchester CO7 7SE



For identification purposes only

## Freehold development opportunity subject to planning permission

- Outline planning permission for 4 luxury dwellings
- Plot size measuring approximately 1.24 acres
- Located on the outskirts of Colchester
- Freehold
- Offers in excess of £775,000 subject to planning permission

### Description

The application site comprises a 1.24 acre parcel of open agricultural land with beautiful views over the Salary Brook Valley, situated on the northern side of Bromley Road. A planning application has been submitted for the construction of four detached dwellings with associated garages and parking.

### Location

The site is located within a small hamlet of Crockleford Hill in the village of Ardleigh on the outskirts of the historic town of Colchester. Ardleigh is a picturesque, semi rural village, surrounded by green fields. It is situated near the Dedham Vale 'area of outstanding natural beauty'. The nearest schools to the site are St. Marys C of E Primary School and Manningtree High School, there are also a selection of private and state schools including two grammar schools in Colchester.

Britain's oldest recorded town of Colchester is 3 miles away, with it's large choice of shops, restaurants and tourist attractions such as Colchester Zoo and Colchester Castle.

The East Coast is under 30-minutes drive away from Ardleigh, home to popular seaside towns such as Frinton-On-Sea, Walton on the Naze and Clacton-On-Sea.

### Transport

The site is situated between Colchester North and Manningtree train stations, both around a 15-minute drive away. Trains from these stations take around an hour to London Liverpool Street. The A12 is 3-miles away, which links to the M11 motorway in under an hour.

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[highfield-investments.co.uk](http://highfield-investments.co.uk)

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## Existing site



## Planning Permission

Outline planning permission was granted on the 13th February 2017 under planning references; 16/00523/OUT & 16/02052/OUT for the construction of four detached dwellings.

An enhanced application has been submitted on the 21st February 2017 under planning reference 17/00271/OUT to increase the site area to 1.24 acres, creating more desirable plot sizes.

For further information, please contact Tendring District Council on 01255 686161.

Buyers note: Entrance to be covered by a right of way.

## Viewings

Can be adequately made from the roadside in the first instance.

## Site plan



Michael Isaacs 01992 660204  
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## Additional Information

Planning documents and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield Team.

## Financial Contributions

We understand that there are no financial contributions on this site.

## VAT

We understand that VAT is not applicable.

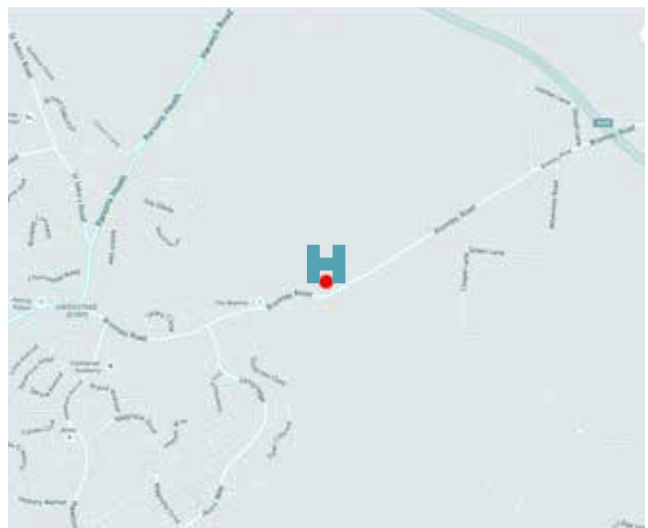
## Tenure

Freehold

## Terms

We are inviting offers in excess of £775,000 subject to planning permission.

## Map



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