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## FRANCESKA GARDENS, COLCHESTER, CO7 8BJ

PRICE £250,000

A chance to acquire this SELF BUILD PLOT located on the edge of the village of Alresford. The plot measures approximately 122ft in length by 41ft wide. Affording countryside views to rear and sold with the benefit of electricity, water and mains drainage up to the boundary and access from the highway. Decision pending for outline planning permission.

- Self-Build Plot
- Outline Planning Pending
- Services Connected
- 0.11 Acres
- Countryside Views
- Alresford

## DESCRIPTION

Forming part of a small development of 5, executive detached houses built in 2023/2024. Adjacent to the plot there is a purpose built care facility currently under construction. Franceska Gardens lies just off Colchester Main Road on the outskirts of the village of Alresford surrounded by rolling countryside. Local amenities and train station are within easy reach, approximately one mile away.

## INDICATIVE LAYOUT

Indicative only - A bespoke, detached bungalow offering approximately 1,400 Sq Ft of internal floor area. The purchaser would be required to submit their own reserved matters application upon which would be able to create their own design/layout.

## TERMS

The purchaser would be expected to complete subject to a satisfactory outline planning consent being obtained.

## ROAD & SERVICES

Services will be provided to the site boundary including; electricity, water & drainage. Access is via Franceska Gardens, a private, block-paved estate road. The purchaser will be required to join the management company and contribute towards the annual maintenance costs (approx. £250 PA).

## Map

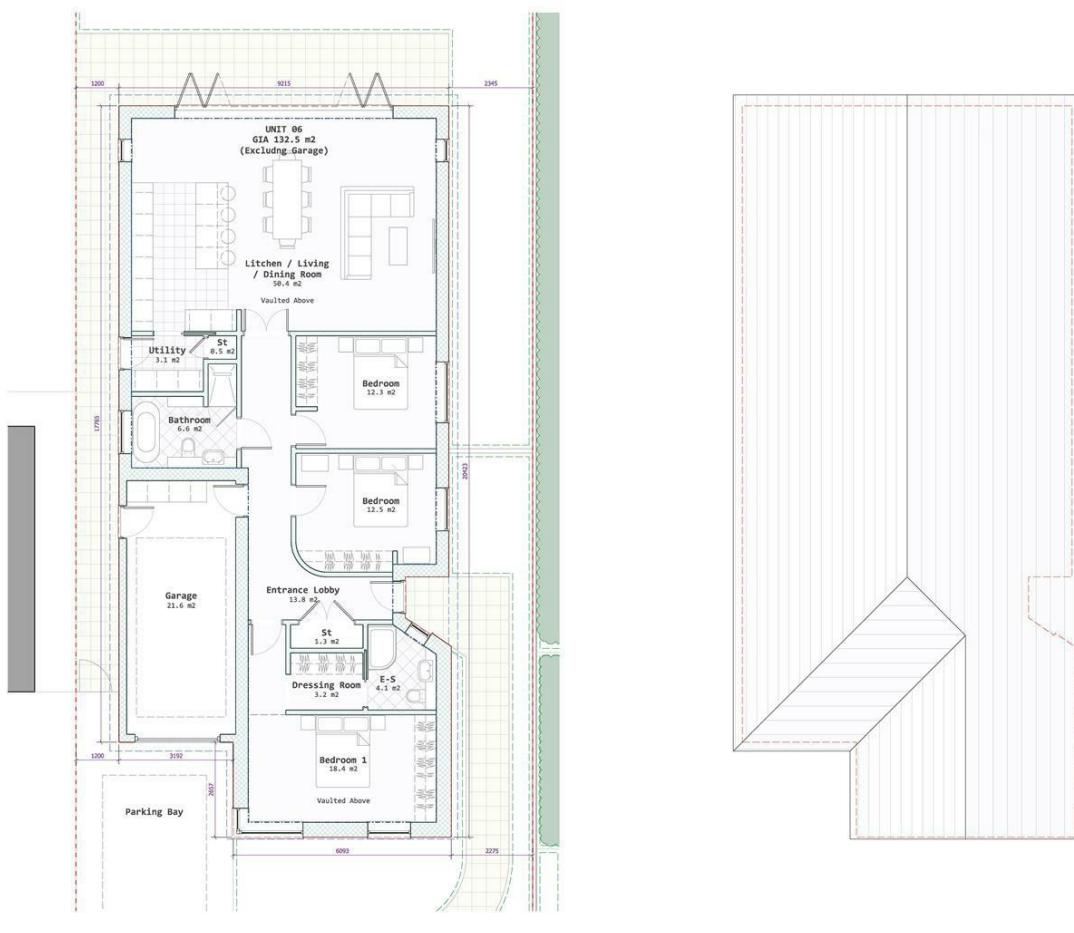


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.