



## Bakers Lane, Lexden, Colchester, CO3 4AU

Exciting opportunity to purchase detached house without close neighbours in prominent position with 7.13 ACRES (stms) yet within a 5 minute walk from Colchester Station. Site with leisure use, including planning permission for holiday lodges, cricket bat willow plantations, pop-up campsite, and frontage to the River Colne. Also available in separate lots.

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### BASE INFORMATION:

Bedrooms : 4

West House Farm Meadow one and two Total 3.47 ACRES (stms)The meadowland gently slopes down to the River Colne which is on the western boundary. There are single bank fishing rights along the frontage of the River Colne, well known for its coarse fishing. Both meadows have separate gated access and are planted with maturing cricket bat willows. Meadow one currently houses four mobile free range poultry sheds which may be available by separate negotiation.