



FOR SALE

Amenity & Conservation Grassland
Ivy Farm, East Mersea,
Colchester, Essex, CO5 8US

GUIDE PRICE

£270,000

AVAILABLE AREA

Up to 42 acres

IN BRIEF

- » An area of conservation grassland including sea wall and saltmarsh
- » Panoramic sea and estuary views
- » Available as a whole or in two Lots

LOCATION

The land is located on the picturesque Mersea Island, approximately 11 miles south of Colchester, and extends from the village of East Mersea to the Colne Estuary.

DESCRIPTION

The property extends to approximately 42 acres, including areas of conservation grassland, sea wall and saltmarsh, all with enviable views over the Pyfleet Channel and Colne Estuary.

The property is available as a whole or in two Lots as follows:

Lot 1—Extending to approximately 38.32 acres including 22 acres of grassland, as well as areas of sea wall, borrowdyke, and saltmarsh. The land and location make it a haven for wildlife and provide a range of opportunities for environmental management with potential to benefit from Biodiversity Net Gain (BNG).

Lot 2— Extending to approximately 3.65 acres, this includes a potential development plot (subject to planning) fronting onto Ivy Lane and a 3.2 acre meadow.

ENVIRONMENTAL STEWARDSHIP

The land currently forms part of an agreement under ELS/HLS (running until 30 June 2028) and the buyer will be obligated to take over the management agreement where it applies to those land parcels. The apportioned annual income for the scheme is estimated at £3,000 per annum. Further details of the scheme and management options can be obtained from the seller's agent.

ACCESS

Lot 1 is accessed off Ivy Lane and then via a right of way past Ivy Farmhouse which will be granted over the seller's retained property. Lot 2 can be accessed directly off Ivy Lane or via a secondary right of way leading off the driveway to Golf House.





RIGHTS RETAINED

The seller will retain a vehicular right of way over the land to the north of Ivy Farmhouse in order to access a boat mooring and launch. A pedestrian right of way will also be reserved over the field to the east of the house to join up with the coastal path running along the sea wall.

OVERAGE

An Overage will apply to Lot 2—reserving to the seller 30% of any uplift in value as a result of residential development for a period of 25 years

TENURE

Vacant possession will be given on completion of sale.

VAT

The seller has not elected to register the property for VAT and no VAT will be chargeable on the sale price.

LOCAL AUTHORITY

Colchester City Council
Development Management
Town Hall
Colchester
CO1 1PJ
Tel: 01206 282424
Email: planning.services@colchester.gov.uk

TERMS

Offers in the region of £270,000 are invited for the freehold interest in the whole or as follows:

Lot 1—£200,000

Lot 2—£70,000

**Ivy Farm, East Mersea
Colchester, Essex, CO5 8US**

SCALE :
1 : 2500 @ A3

DATE :
16/04/2025



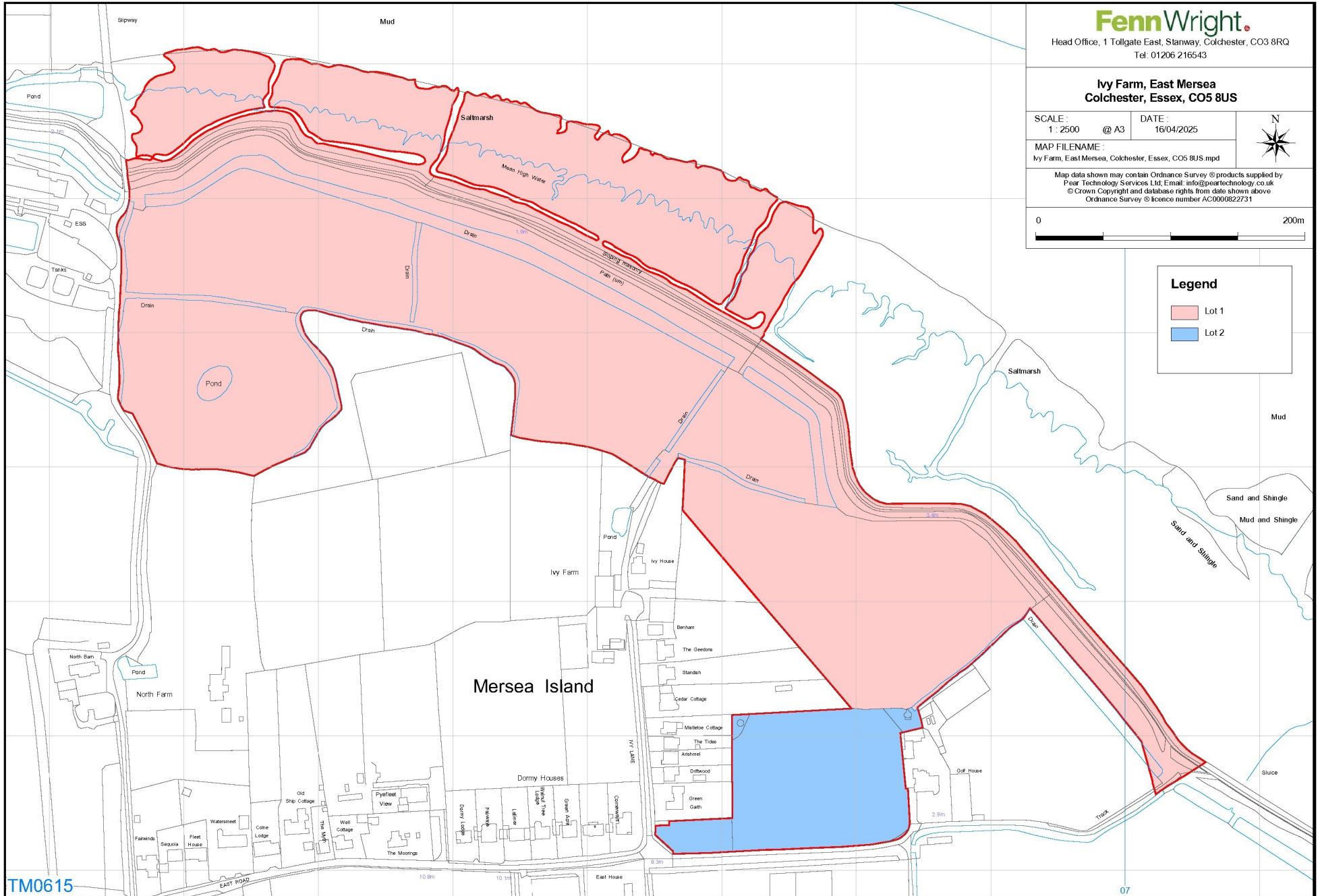
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Legend

- Lot 1 (Red shaded area)
- Lot 2 (Blue shaded area)



VIEWINGS STRICTLY BY APPOINTMENT

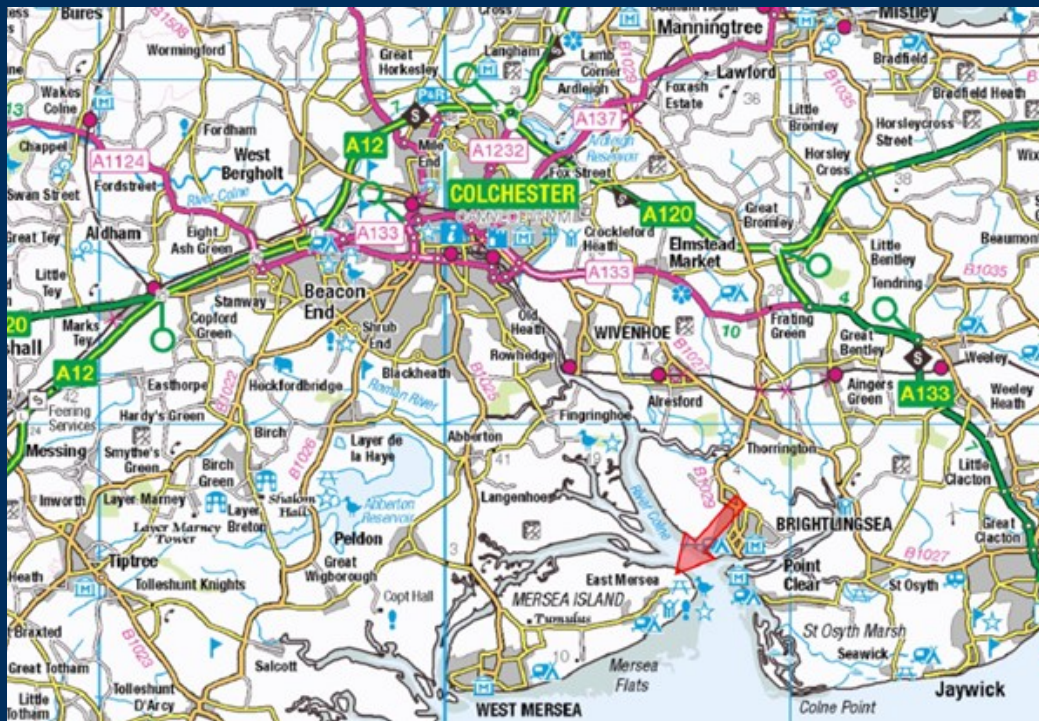
VIA SOLE SELLING AGENTS:

Fenn Wright
1 Tollgate East
Stanway
Colchester
CO3 8RQ

Contact:

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Particulars created November 2024

