

Land by Fishers - For Sale

Fields Farm Road, Maltings Green CO2 0JE



Undeveloped land opportunity

A DEVELOPMENT OPPORTUNITY IN AN ATTRACTIVE RURAL SETTLEMENT



Approximately 5 Acres (2.02 Ha) of Freehold Development Land For Sale

Subject to Planning Proposals Sought



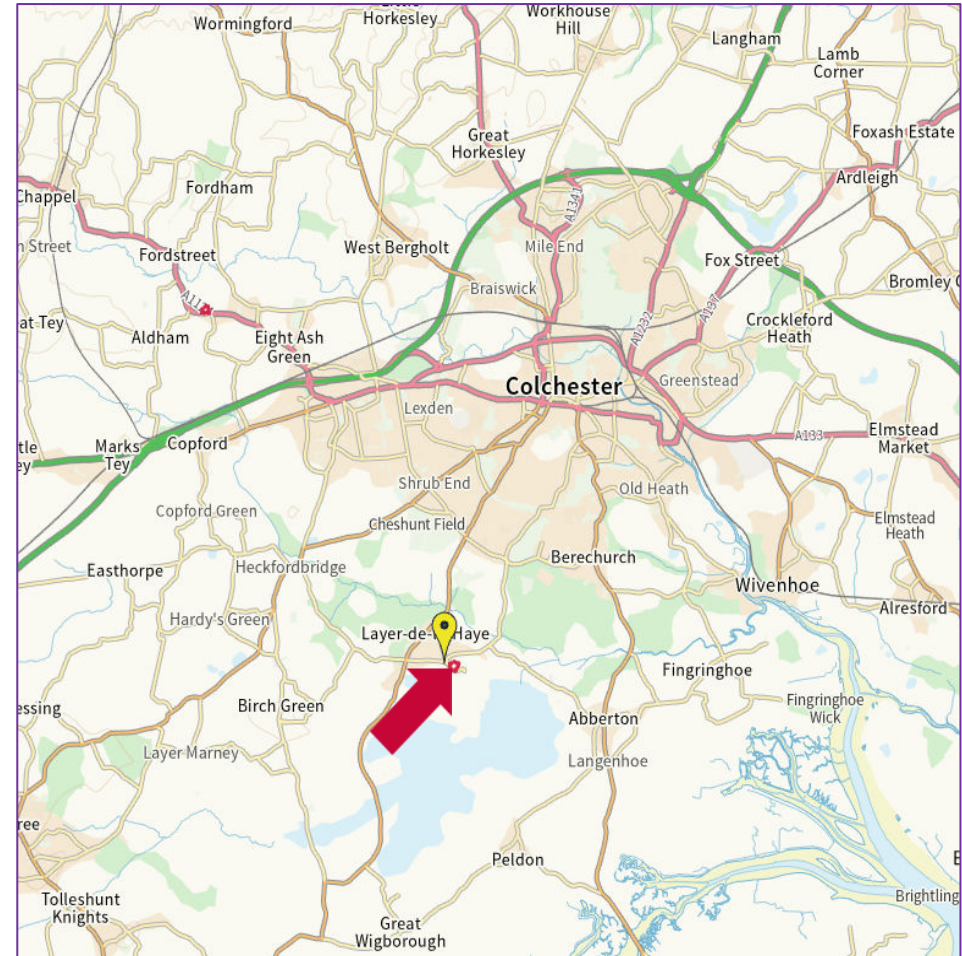
The land is located at **Maltings Green**, on the northern side of Fields Farm Road, to the southeast of the settlement of Layer de la Haye.



Colchester North Station (c. 5 miles away) provides a frequent connection to London with a fastest journey time of approx. 47 minutes.



Undeveloped site, planning consent required.



Approx. Site location

Maltings green is a small historic rural hamlet outside layer-de-la-haye, on the south-western edge of Colchester. it sits within the parish of Layer-de-la-haye and is characterised by low-density housing set around a large green.

The Property comprises a discrete greenfield site presently forming the curtilage of a large, detached property known as Fishers, situated on the northwestern boundary of the site, and fronting the public open green to the north.

The site has an active frontage onto Fields Farm Road, which provides options for different access points, subject to the removal of some of the hedgerow boundary.

Key site characteristics include:

- Regular and practical site shape
- Predominantly open grassland with commanding views westward over the countryside
- Mature perimeter landscaping.



ACCESS AND CONNECTIVITY

Strategic road access is good, with Malting Green lying close to key local routes feeding into Colchester and the wider A12 corridor.

The A12 (London–Great Yarmouth) is accessible within a short drive, providing direct north–south connectivity to Chelmsford, Brentwood, and the M25, and onward to London.

Nearby rail stations are Colchester Town Station (approx. 3–4 miles away) and Colchester North Station (c. 5 miles away) the latter offering faster and more frequent mainline services to London and East Anglia.

The fastest service from Colchester North to London Liverpool Street has a journey time of approx. 47 minutes.

Location

The land is located at **Maltings Green**, forming a discrete greenfield site bordered by mature trees and residential properties. The surrounding area is characterised by low-density housing, open countryside, and established rural roads, providing an attractive setting while retaining accessibility to local services and transport links.

The site lies outside defined settlement boundaries and is therefore classified as countryside under local policy. Relevant policies (including **SG1** and **OV2**) resist development in the countryside but allow for exceptions where proposals:

- Respect landscape character,
- Integrate with surrounding development,
- Preserve or enhance heritage and biodiversity.

Development Potential

Although development is not currently supported *in principle* under current countryside policy, the site benefits from:

- Immediate proximity to the settlement edge,
- A context of sporadic and linear residential development,
- Absence of technical or environmental constraints.

The scale and character of potential low-density development is considered capable of integrating with the surrounding area, subject to careful design.

PLANNING CONTEXT

THE SITE IS LOCATED WITHIN THE PLANNING JURISDICTION OF COLCHESTER CITY COUNCIL

In summary, the site is outside of the built boundary of the nearest settlement and therefore classified as **countryside** under local policy.

Consequently, development of the site would not currently be acceptable when considered against the current adopted policy framework.

However, should the Housing Land Supply of Colchester fall below 5 years when the 2026 figures are published, then the site would likely trigger a presumption in favour of sustainable development, and it could potentially become acceptable in principle whereupon a pre-application for potential development of the site is recommended.

A **planning précis** has been prepared by Libre Solutions, including an overview of relevant local and national planning policy, site context, precedents, and development potential. Copies are available upon request to suitably qualified and genuinely interested parties.

Housing Land Supply Position

As of 2025, Colchester City Council can demonstrate a **5.05-year housing land supply** however:

The Local Plan reaches **five years of age in 2026**.

Any reduction of the housing land supply below five years would trigger the **presumption in favour of sustainable development**.

Updated Housing Land Supply figures expected in 2026 may materially improve the planning balance in favour of the site.

Given the site's location, absence of constraints, and relationship to the settlement boundary, we believe it represents a **credible medium-term residential opportunity**.

A fall in Colchester's housing land supply below five years would significantly strengthen the planning case and could render residential development acceptable in principle.

Interested parties are advised to undertake their own planning enquiries and due diligence.

FURTHER INFORMATION

VIEWINGS

The land may be viewed from the public highway but is secured and accompanied viewings are strictly by appointment only. Please contact Whybrow to arrange a viewing.

SERVICES

It is understood that mains services are available in the vicinity of the site however all prospective purchasers should confirm the availability and capacity of services for their own proposals via the appropriate statutory undertaker.

LEGALS

The purchaser will be expected to give a legal cost undertaking of up to £20,000 plus VAT if they decide to withdraw from the transaction following agreement of Heads of Terms and the issuing of contract documentation.

VAT

The site is not elected for VAT. Interested parties should satisfy themselves as to the VAT position.

METHOD OF SALE

Proposals are invited for the freehold interest in the Property; the vendor will consider promotion/option and STP proposals. Offers must be submitted via email format to:

t.lockwood@whybrow.net

The vendor does not undertake to accept the highest or any offer submitted. Where an offer is made by an agent it must be accompanied by a letter from their principal outlining and confirming the basis of the offer made.



OFFER REQUIREMENTS

Offers must be submitted on letter headed paper along with the following information:

- Full name, address and registration number of the purchasing entity
- The name, address and contact information of the solicitor who will be acting on your behalf, together with confirmation they are instructed to act on your behalf and have reviewed the information
- Full evidence of your financial ability to complete the purchase including audited accounts
- Details of any conditions attached to your offer and the timescales to discharge them
- Details of any assumptions (including any abnormal cost schedule) made when submitting your offer.



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Misrepresentations Act 1967

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