



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

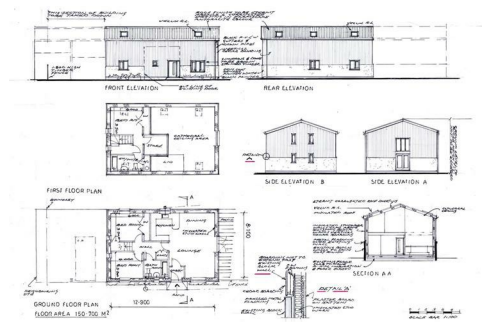
High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



GREEN END LANE, GREAT HOLLAND, CO13 0JA

PRICE £275,000

Located at the end of a quiet lane, affording panoramic countryside views this unique barn conversion opportunity.

Situated in the village of Great Holland just a few miles from Frinton-on-Sea by road or approximately one mile along footpaths across farmland. The barn sits on a plot of approximately 0.22 acres and benefits from permitted development rights for conversion to a three bedroom, two storey dwelling offering 1622 Sq Ft of accommodation.

- Barn Conversion Opportunity
- Open Countryside Views
- Three Bedrooms
- 1622 Sq Ft
- Peaceful Village Location
- Open Plan Living
- Approx. 0.22 Acre Plot
- Permitted Development
- Create Your Dream Home



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PLANNING

Permitted Development approval by Tendring District Council under reference: 23/01603/COUNOT.

PROPOSED FLOORPLAN

The proposed layout comprises; impressive open plan living/dining/kitchen area with cathedral ceiling, two ground floor bedrooms and bathroom to ground floor. The first floor comprises a spacious master suite with en-suite and dressing room.

INTERNAL

VIEWS

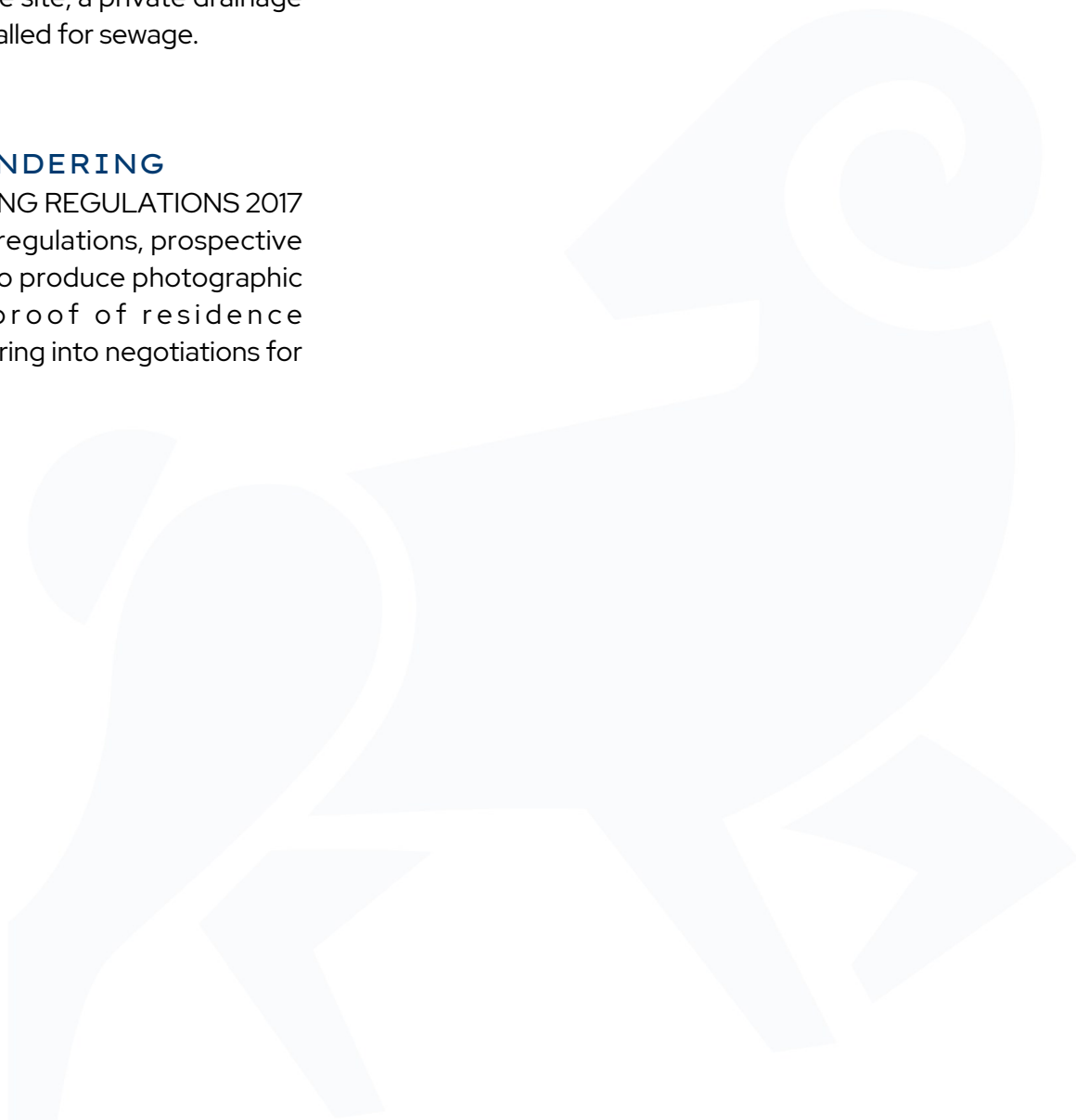
SERVICES

We understand that there is a water and electricity connection available to the site, a private drainage system will need to be installed for sewage.

AERIAL VIEW

ANTI-MONEY LAUNDERING

ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map

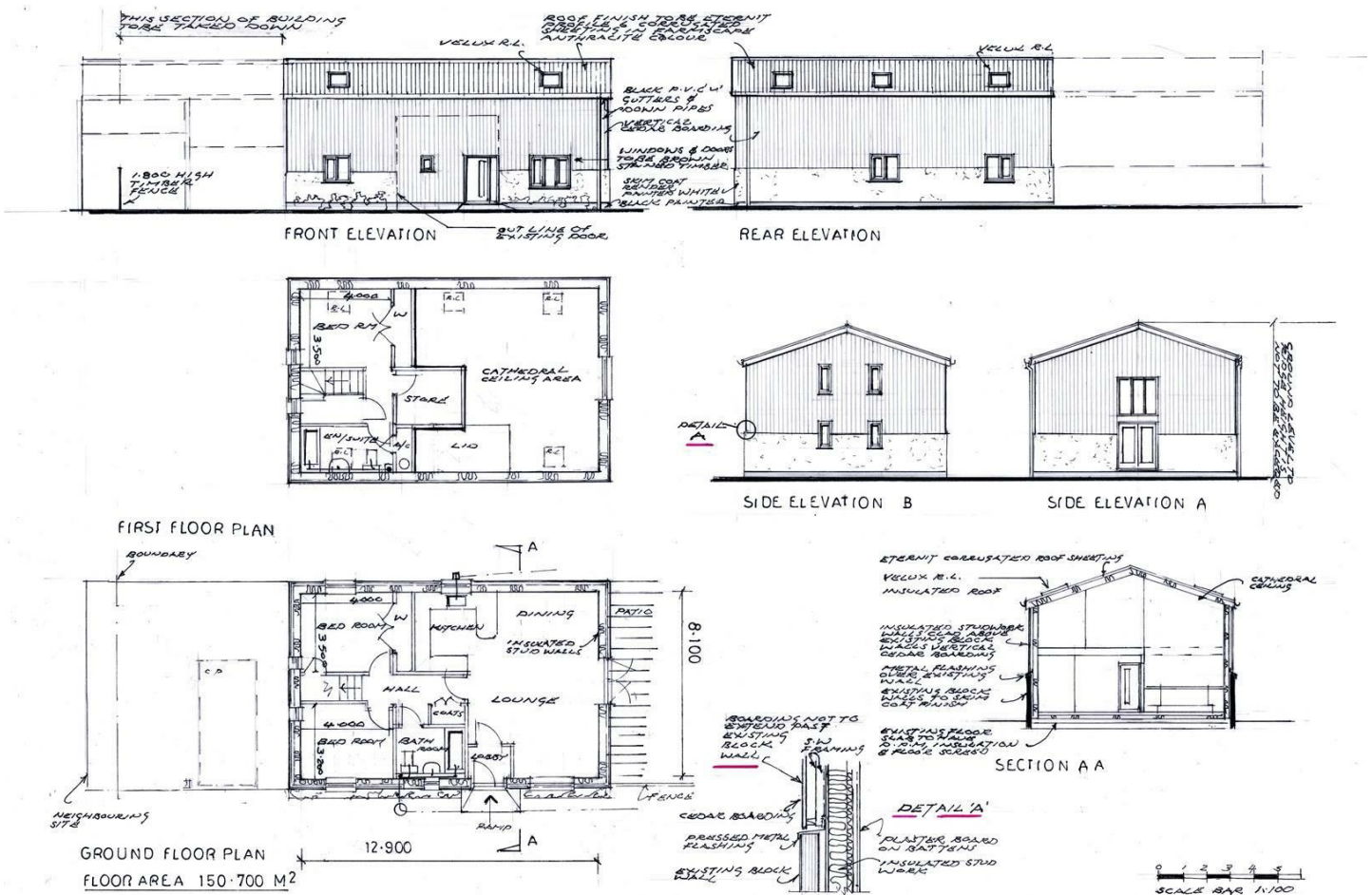


EPC Graphs

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.