



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

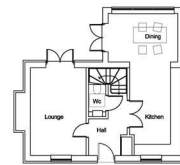
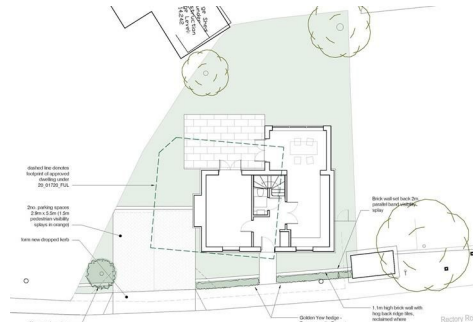
**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

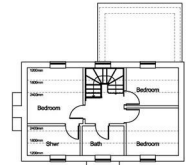
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Front elevation



Ground floor



First floor

**RECTORY ROAD, GREAT HOLLAND, CO13 0JP**

**PRICE £150,000**

Located in the sought after village of Great Holland this single building plot benefiting from full planning for a brand new Three bedroom detached cottage. We expect the finished property to be worth in the region of £375,000. Tending District Council Application Ref: 23/00280/FUL

- Building Plot
- Full Planning Granted
- Three Bedrooms
- Village Location
- Detached Cottage
- GDV £375,000



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## **DESCRIPTION**

A clear, level site benefiting from full planning permission for a three bedroom detached cottage. The plot is located in the sought after village of Great Holland along Rectory Road, close to it's junction with Manor Road.

## **PLANNING**

Full planning permission granted. Documents available to view via Tendring District Council's planning portal using reference: 23/00280/FUL

## **AGENTS NOTE 1**

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## **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.

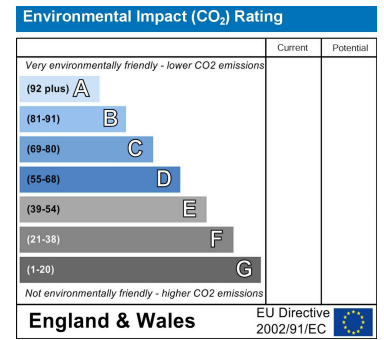
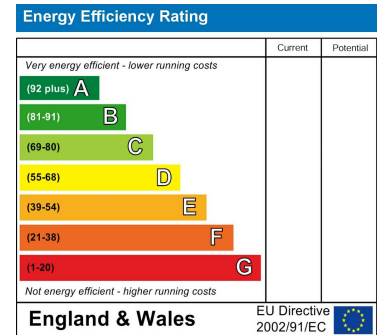




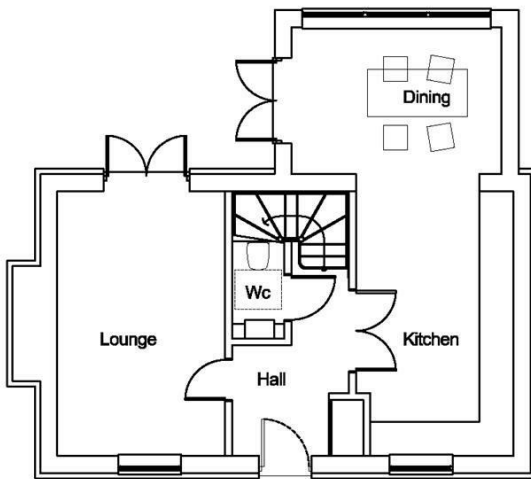
## Map



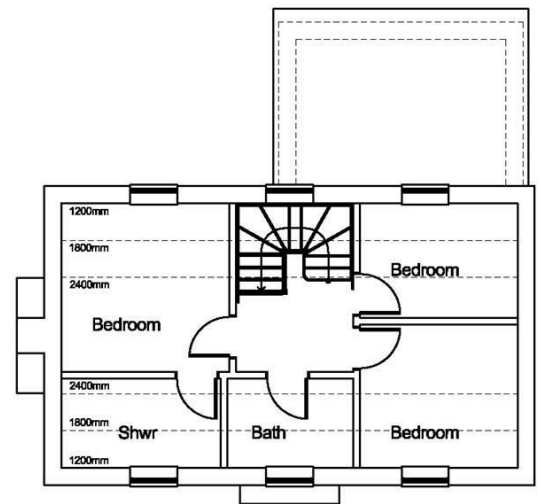
## EPC Graphs



## Floorplan



Ground floor



First floor

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.