



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 £315,000**

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 0.37 acres and benefits from permitted development rights for conversion to a three bedroom, single story dwelling offering 150 Sq M of accommodation.

- Barn Conversion Opportunity
- Open Countryside Views
- Three Bedrooms
- 150 Sq M Timber Barn
- Peaceful Village Location
- Open Plan Living
- Approx. 0.37 Acre Plot
- Permitted Development
- Create Your Dream Home



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## PLANNING

Permitted Development approval by Tendring District Council under reference 24/00295/COUNOT. There is a condition on the approval which requires the conversion to be complete within 3 years of 11th April 2024.

## PROPOSED FLOORPLAN

The proposed layout comprises; impressive open plan living/dining/kitchen area with vaulted ceiling and views over countryside to rear, an internal hallway to sleeping quarters providing three bedrooms with an en-suite to the master bedroom and a family bathroom.

## 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



## THE SITE



There are two further opportunities within the site.

For more information on either of these, please contact the office.

## 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

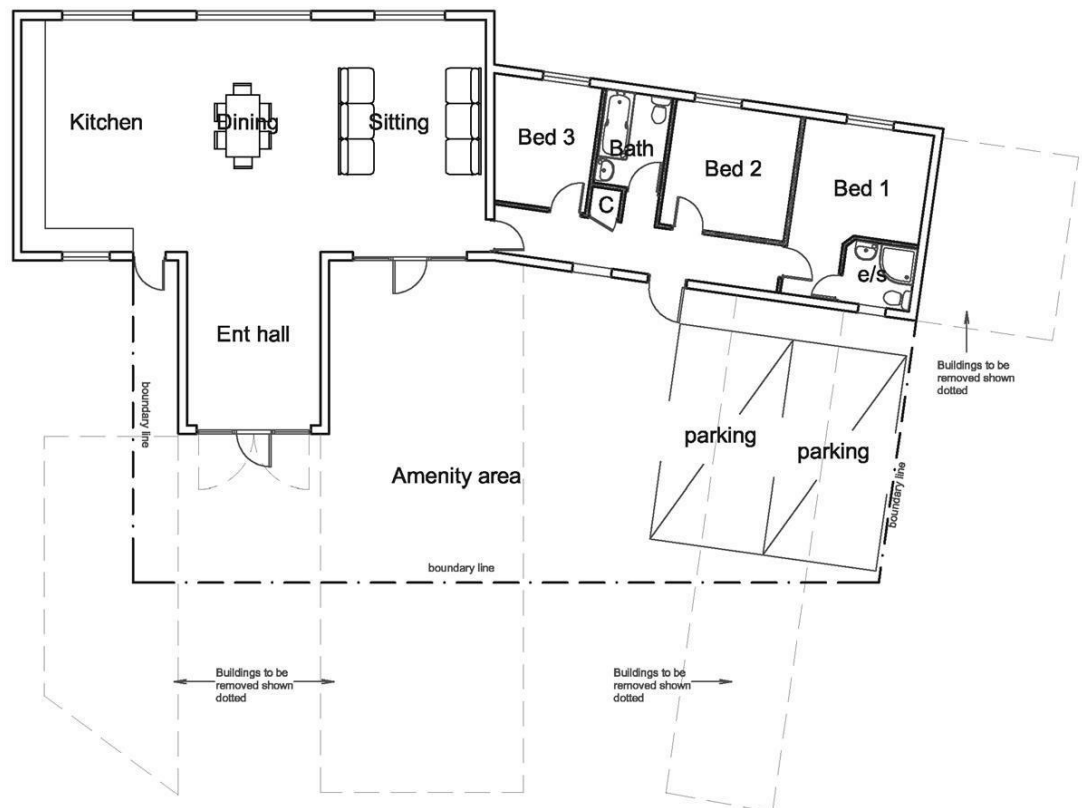


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floorplan



• **GROUND FLOOR PLANS AS PROPOSED 1:100** •

Floor area 150 sqm

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.