



Raybourne Cottage Rectory Road  
Little Burstead  
Price £1,250,000

**MEACOCK & JONES**



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## **Raybourne Cottage Rectory Road, Little Burstead, Essex, CM12 9TR**

### **A RARE DEVELOPMENT OPPORTUNITY**


Planning permission has been passed for the erection of a new build 4/5 bedroom house with triple cart lodge. The plot measures just under 2 acres and also has a cottage which has original parts dating back to circa 1548. After restoration there is also provision to extend the exiting cottage to create a separate home. In addition, there is a sizeable static home which could be used during the rebuild and sold after the works are completed. Planning reference number 19/00698/full and 15/01024/full.

Due to the age of the cottage no demolition is allowed. Plans are available at our office and we can also arrange for any interested parties to visit to the site

The land is approached from Rectory Road through electric gates and a long driveway leads to the rear of the plot where the cottage is situated. Beyond is a sizeable area with a large pond and a seating area with several outbuildings

The plot is 2.8 miles from Billericay station and falls within the Quilters and Billericay School catchment areas.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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