

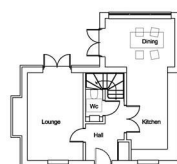
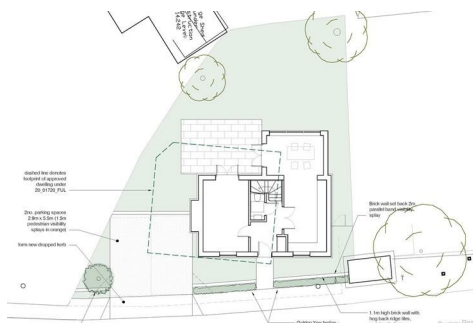


LAMB & CO

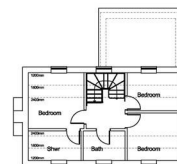
Call us on 01255 422 240
Inspired by property, driven by passion.



Front elevation



Ground floor



First floor

RECTORY ROAD, GREAT HOLLAND, CO13 0JP

OFFERS IN EXCESS OF £140,000

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. Tendring District Council Application Ref: 23/00280/FUL.

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

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

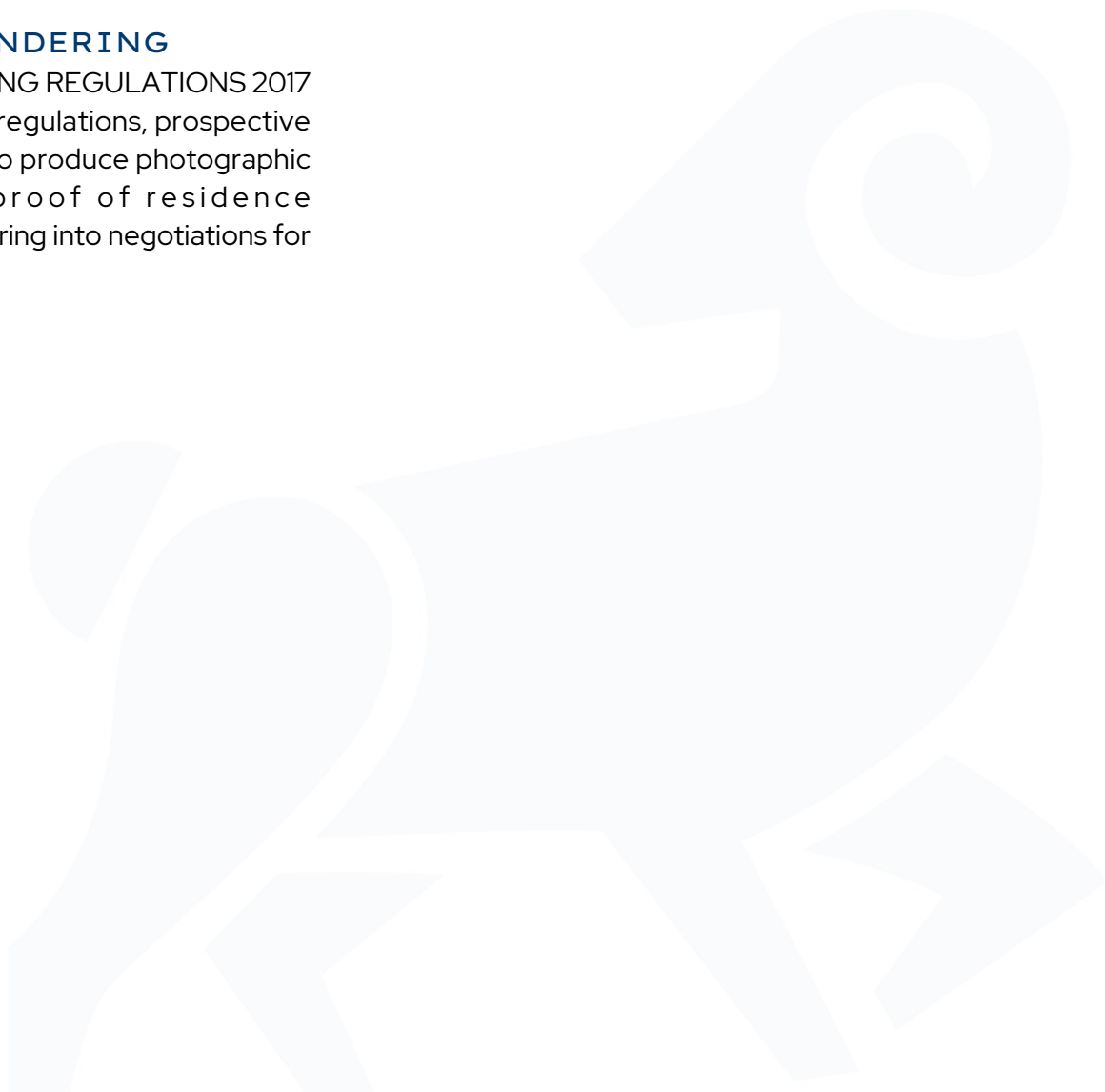
Full planning permission granted. Documents available to view via Tendring District Council's planning portal using reference: 23/00280/FUL

AGENTS NOTE 1

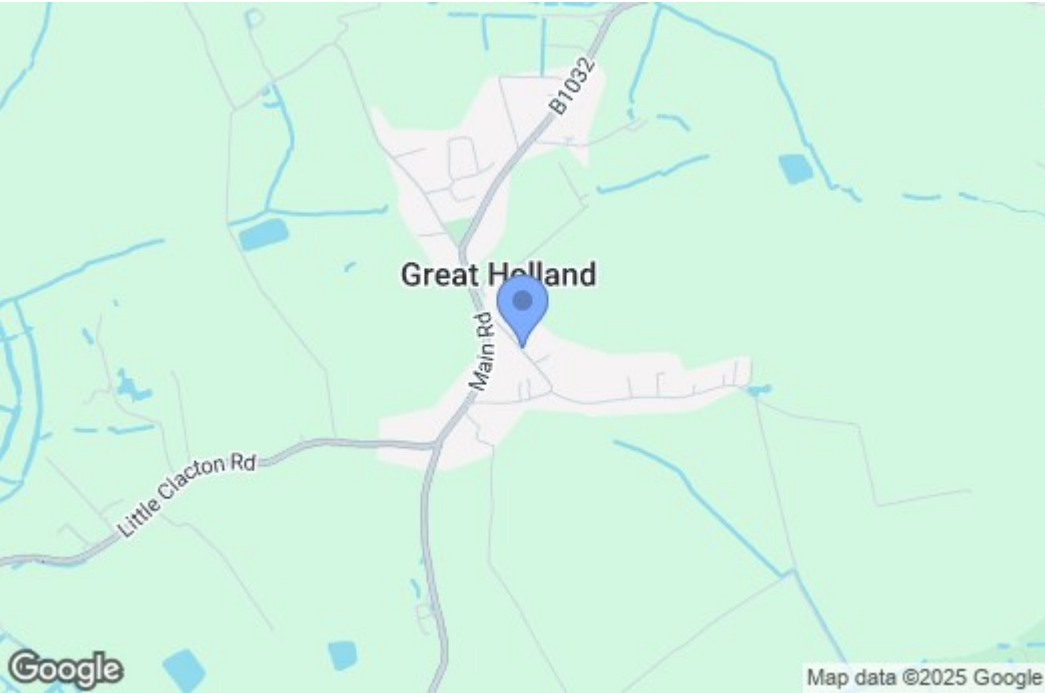
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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.



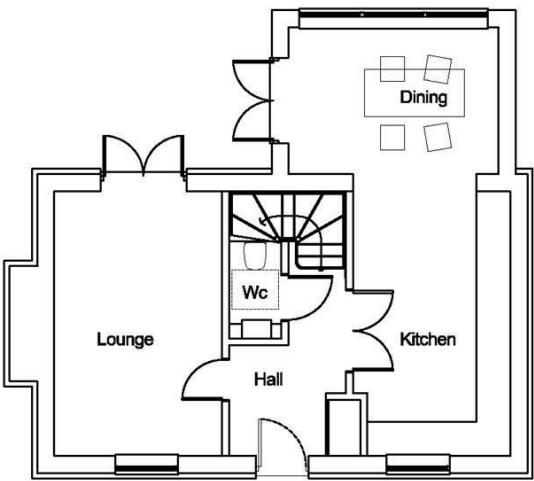
Map



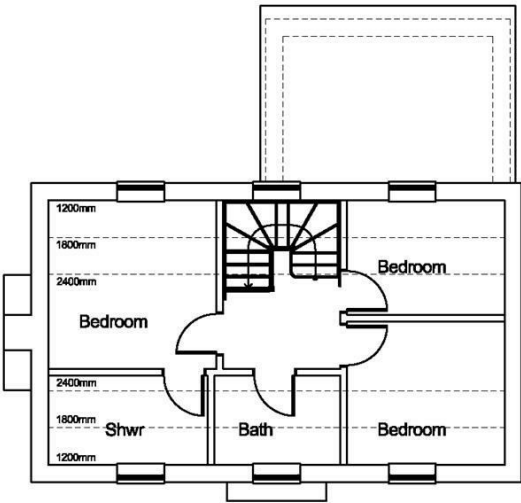
EPC Graphs



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 firms employment has the authority to make or give any representation or warranty in respect of the property.