



Grier & Partners



RHODELANDS, WENHAM LANE, GREAT WENHAM,
COLCHESTER, SUFFOLK, CO7 6PJ
GUIDE PRICE £150,000





INTRODUCTION

Situated in a stunning position just outside of the village of Great Wenham, the land totals some .65 acre (STS) and benefits from gated defined road access and surroundings that provide great privacy while offering the opportunity to utilise the land to a new owners requirements (STP). Viewings by appointment only.



DIRECTIONS

from the A12 heading North just after the four sisters East Bergholt junction, turn left onto Wenham Lane, Continue on for 900 meters and the gateway to the property can be found on the right hand side.

VIEWINGS

all viewings are to be accompanied and by appointment only with the vendors agents Grier & Partners.



GREAT WENHAM

This quiet hamlet is situated some 5 miles from Hadleigh and 2 ½ miles from East Bergholt. The village has a variety of property many with farmland views and a rural outlook. A small farm shop, public house and parish church can be found in the village with further shopping and schools available in the nearby villages of Capel St Mary and East Bergholt.

LOCAL COUNCIL

Babergh District Council planning department contact - 0300 123 4000 press option 5.

SERVICES

we understand there are no services currently connected to the site, however mains water and electric are present on Wenham Lane, we encourage all interested parties to make their own investigations.

PLANNING

consent was granted in 2014 for conversion of the farm shed on site from an agricultural building to a dwelling house, this consent has subsequently lapsed. We strongly advise interested parties to make their own enquiries with the local council as to the options available to them.







HM Land Registry Current title plan

Title number **SK359967**
Ordnance Survey map reference **TM0737NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Suffolk : Babergh**



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