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We absolutely adore our new home, the development and area in general is really one that we have quickly become very proud of.

Recent purchasers of a home within Admirals Green.



Welcome Home

In a truly enviable position, just a short walk from the village centre of award-winning Great Bentley, this is another release of perfectly planned homes within our attractive Admirals Green collection.

Offering a wonderful combination of well designed living spaces, quality craftsmanship and a sought-after location – this is an outstanding opportunity to live within one of the most charming, well-connected and highly regarded developments just outside of Colchester.





Beautifully Stylish Homes



Beautiful build quality, stylish fittings and an award-winning setting, these are just a few features that have made Admirals Green so desirable to a wide variety of homeowners.

This latest phase of Admirals Green offers a range of 3, 4 and 5 bedroom homes, planned with the care and attention to detail that Hills have been synonymous with for nearly 100 years. Featuring impressive kitchens as standard, alongside a combination of traditional materials and contemporary finishes, these are homes designed to cater for the needs of first time buyers, growing families and downsizers alike.

A rare opportunity to acquire a quality new home in the most sought-after of locations, Admirals Green is just seven miles east of Colchester, enjoys easy access to the A120 and A12, and offers fantastic rail connections to central London. Such a well-linked setting, surrounded by panoramic views and beautiful scenery, it really does offer the very best of all worlds.

Indicative computer generated image shows Plots 105 to 110 left to right. All planting and landscaping shown within the computer generated imagery is indicative only and may vary as construction takes effect. Planting shown is an interpretation of how the site may look when matured.



Charm, Comfort & Convenience



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The village of Great Bentley is situated amongst the sensational fields and farmland of north-east Essex.

The village enjoys a thriving and friendly community, home to everything you might need for day-to-day life, from the village hall, primary school and supermarket, through to pubs, a church, a hair & beauty salon, independent shops, cricket, football and running clubs, and even a boutique restaurant. Secluded but not isolated, the new village neighbourhood of our Admirals Green collection will offer some truly fantastic lifestyle opportunities.



Great Bentley is a truly incredible location that offers charm, comfort and convenience for all to enjoy.

The village of Great Bentley is situated amongst the sensational fields and farmland of north-east Essex, far enough from the area's main thoroughfares to be a relaxed and tranquil setting, yet close enough for fast, easy connections towards the region's vibrant towns, cities and beautiful coastlines. Several times voted 'Village of the Year', Great Bentley's 43 acre village green is the largest in the country, bordered by an exquisite selection of conveniences, historic houses, cottages and community buildings.



The village centre hosts a Tesco Express as well as a pharmacy, post office, garage, family-run butcher and delicatessen, with major Sainsbury's and Tesco stores also available around 15-minutes away. Families with young children will also be pleased to find the popular village hall and the 'Outstanding' rated Great Bentley Primary School is around a mile from Admirals Green.



With today's ever-changing world, having a welcoming and spacious retreat to come home and relax, is unquestionably an opportunity to be in the one of the most desirable things that a family is looking for.

This collection is a return to traditional community design, where homes are spread out and given space in well-proportioned plots. Within one of the loveliest villages in Essex, Admirals Green will prove to be an enviable place to call home, now, and for years to come.

Set in the heart of the Tendring countryside, where hedge-lined country roads wind through farmland, villages and meadows, Great Bentley is the perfect place to escape to.

The far-reaching country views are simply stunning, dotted with pockets of mature woodlands that have stood for centuries, yet for shopping, transport and entertainment opportunities, this exceptional location is also within very easy reach of a host of well-stocked amenities.



True Sanctuary Awaits



Everything, All In One Place



Eating out near home

Well regarded pub The Plough is a firm favourite with both locals and visitors, serving a wide range of beers and high quality traditional pub food, with great views across the green in summer time. Alternatively, Restaurant 43 specialises in fine English cuisine presented in chic, contemporary surroundings. Further afield, The Creek near St Osyth, Sorano's Italian Restaurant in Thorrington and the Bicycle Bar & Restaurant in Tendring are all well worth a visit for their good quality menus.

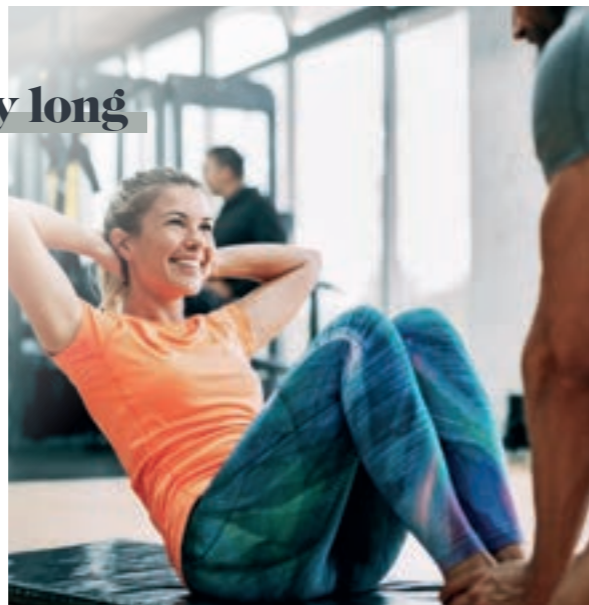
The Tendring Peninsula is a haven for those who love the outdoors and with the Sunshine Coast just a short drive away, residents will be able to enjoy some fantastic walks and beautiful beaches. Frinton is only nine miles from home and perfect for days out, whether you like buckets, spades and ice creams, birdwatching, fossil hunting or sailing. The paths alongside the River Colne are perfect for family walks, with spectacular views near Brightlingsea and Wivenhoe, and the waterside cycle trail into the centre of Colchester is a must in the summer months.

Surround yourself with an exceptional choice of retail, dining and leisure opportunities.

Leisure all day long

The area is also great for sports and fitness, aside from Great Bentley Cricket, Football and Running Clubs, you'll find numerous gyms in Colchester and Clacton, the outdoor Lido in Brightlingsea, kite surfing in Frinton and plenty of options for outdoor enthusiasts in the area. The nearby surrounds are awash with idyllic country lanes, bridleways and footpaths that are perfect for an early morning run or dog walk, and you'll find many popular routes that are ideal for regular road cycling, either solo or as part of a local peloton

However, if you prefer to chill out, the exclusive Lifehouse Health Spa, with its pool, sauna and gym, is just 15 minutes away near Thorpe-le-Soken, as is the cutting-edge David Lloyd fitness centre on the outskirts of Colchester.



Immerse in the culture

The town stands out in the region for its unique mix of culture, history and entertainment. Residents will find an array of world-class attractions in and around the town, such as Colchester Zoo,

Castle Museum & Park, the Football Stadium, Odeon Cinema and multiple Leisure Centres alongside venues like Charter Hall, the renowned Mercury Theatre and the Firstsite Gallery.



Dining in Colchester

You're spoilt for choice when it comes to a pleasant night out or a relaxing bite to eat after a day's shopping. The town centre hosts a huge range of quality eateries of every style and nationality, from well known franchises to family run bistros, exotic restaurants and fine dining in unique venues dating back hundreds of years, there is something to delight everyone.

Retail therapy

Just seven miles away, and a short hop by train, Colchester is home to a rich tapestry of outlets, from a wide range of independent shops and salons through to well known household brands and the stunning Fenwick Department Store on the high street. There are also a wealth of handy out of town retail parks and the town is a haven for those with discerning tastes in all areas.





A peaceful countryside location, where connections to town, city and adventure are just moments away.

Rural tranquillity may be all around you, but that doesn't mean the urban buzz is out of reach. From Admiral's Green, it's easy to explore the wider local area by road or rail.



A New Way Of Living

Whether you're looking for escape, exploration or excitement, you can find it all within minutes.

Hamford Water National Nature Reserve provides the perfect place to lose yourself. There are thousands of acres of wetland to admire, with the chance of spotting countless species of flora and fauna. Alternatively, spend the day lazing about on the river in the village of Dedham, while soaking up the inimitable natural beauty and remarkable local history of the Stour Valley.

On the other hand, a trip to Colchester Zoo promises a wealth of family fun. With over 160 species spread across 60 acres, there's plenty to see and do. If you're seeking grown-up fun, however, experience the thrill of the races at one of Chelmsford City Racecourse's regular summer events.


Dedham
16
minutes


Hamford Water National Nature Reserve
25
minutes


Colchester Zoo
21
minutes


Chelmsford City Racecourse
41
minutes





Development Layout



KEY

- The Elmstead
- The Lawford
- The Oakley
- The Cowey
- The Bentley
- Affordable Housing
- Affordable Housing

Siteplan is indicative. Plots 91-98 are not for private sale, please ask the Sales Advisor for more information.



The Elmstead

Plots 89-90, 99-101 and 106



Computer generated image shows Plot 106. Surroundings may vary on other plots listed.

Ground Floor

Kitchen / Dining Area	6.94m x 3.35m	22'7" x 10'9"
Utility Room	2.21m x 1.41m	7'3" x 4'6"
Living Area	4.38m x 4.57m	14'4" x 14'9"

First Floor

Principal Bedroom	4.58m x 2.78m	15'1" x 9'1"
Bedroom Two	3.31m x 2.97m	10'10" x 9'8"
Bedroom Three	3.87m x 2.60m	12'7" x 8'6"

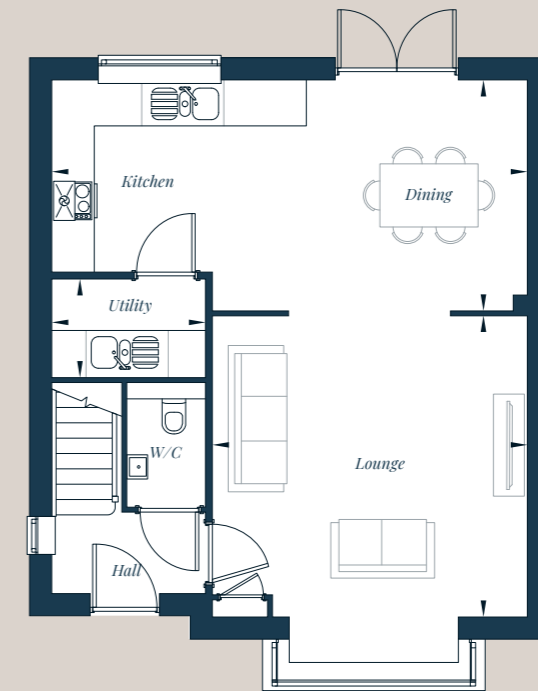
A classic three bedroom family home that offers a feeling of spaciousness in every room. The open-plan ground floor will be the perfect space for family and friends to gather, share conversations and relax in modern, light-filled surroundings, while food is prepared in the contemporary kitchen area. Upstairs, you'll find a generous principal bedroom with built-in wardrobes and a luxury en-suite shower room. Two further good-sized double bedrooms and a well appointed family bathroom complete this outstanding home.



Please note – Plots 90, 101 & 106 are handed compared to floorplans.
Please ask for full details.



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe
▶ Indicates where approximate measurements are from.

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.



The Lawford

Plots 85, 87 and 108-109



Computer generated image shows Plot 109. Surroundings may vary on other plots listed.

Ground Floor

This is a remarkable four bedroom family residence, where exceptional spaces thoughtfully interconnect throughout the house. The spacious living room with feature fireplace and bay window leads you through double doors into the open-plan kitchen and family area, which is filled with light by the glazed doors opening out onto the rear garden. There is a separate dining room / study, a downstairs cloakroom and a handy utility room with access to the integrated double garage. Upstairs, you'll find the spacious principal bedroom with built-in wardrobes and a luxury En-suite, as well as three sizeable double bedrooms and a stylish family bathroom.

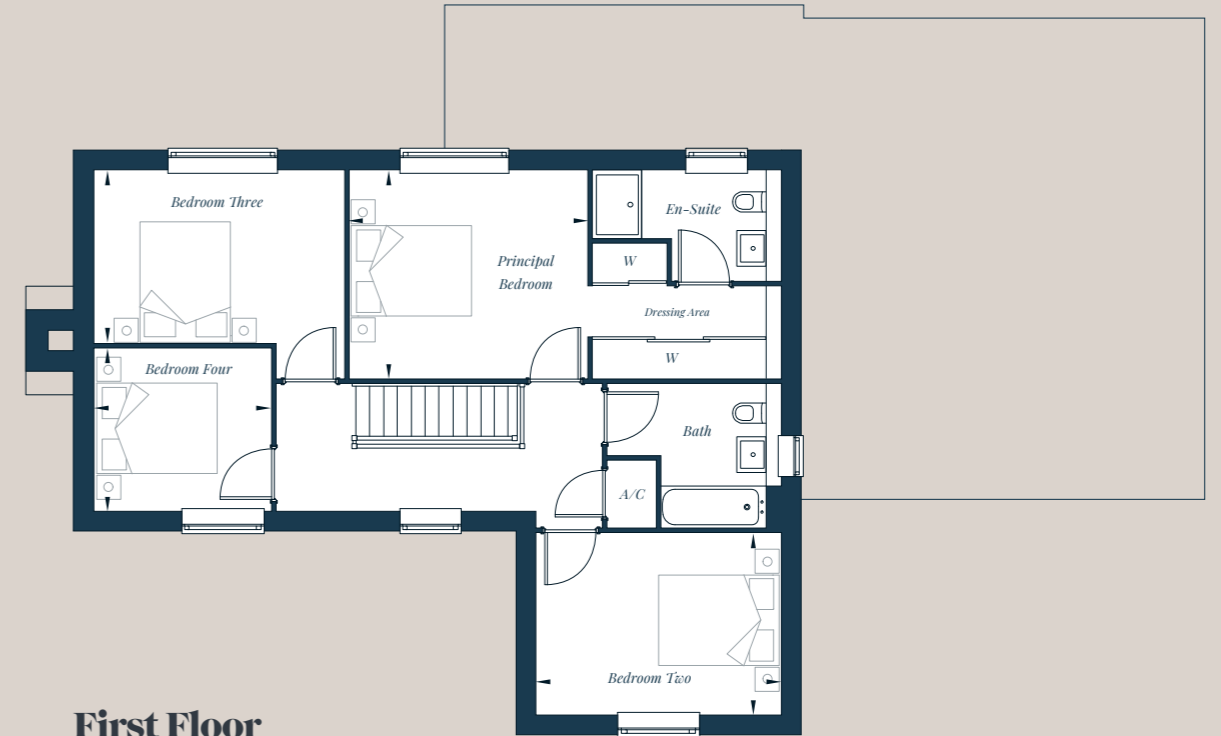
Kitchen / Family Area	6.98m x 5.62m	22'9" x 18'4"
Utility Room	2.07m x 1.80m	6'8" x 5'9"
Lounge	5.58m x 4.16m	18'3" x 13'6"
Dining Room	4.01m x 2.98m	13'2" x 9'8"

First Floor

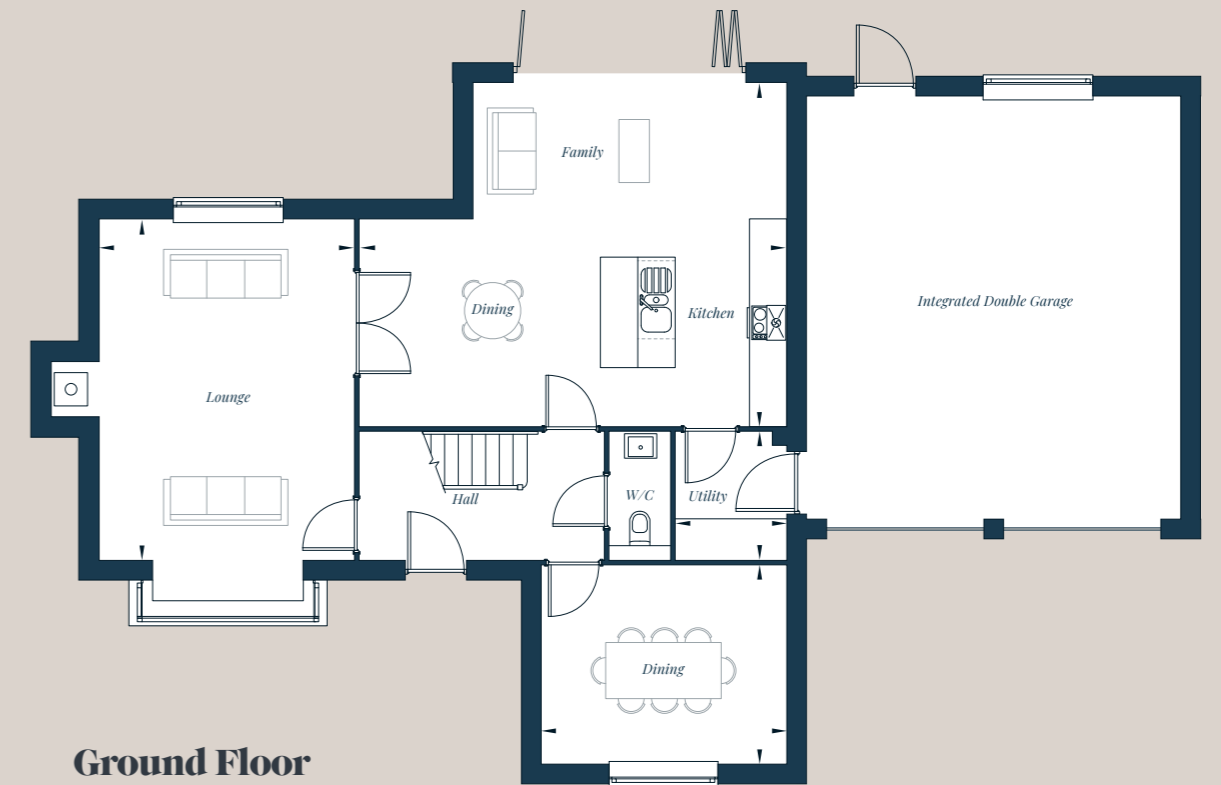
Principal Bedroom	3.89m x 3.42m	12'8" x 11'2"
Bedroom Two	4.01m x 2.98m	13'2" x 9'8"
Bedroom Three	4.11m x 2.84m	13'5" x 9'3"
Bedroom Four	2.92m x 2.91m	9'6" x 9'5"



Please note – Plot 109 is handed compared to floorplans.
Please ask for full details.



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe
▶ Indicates where approximate measurements are from.

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The Oakley

Plots 86, 105, 107 and 110



Computer generated image shows Plot 107. Surroundings may vary on other plots listed.

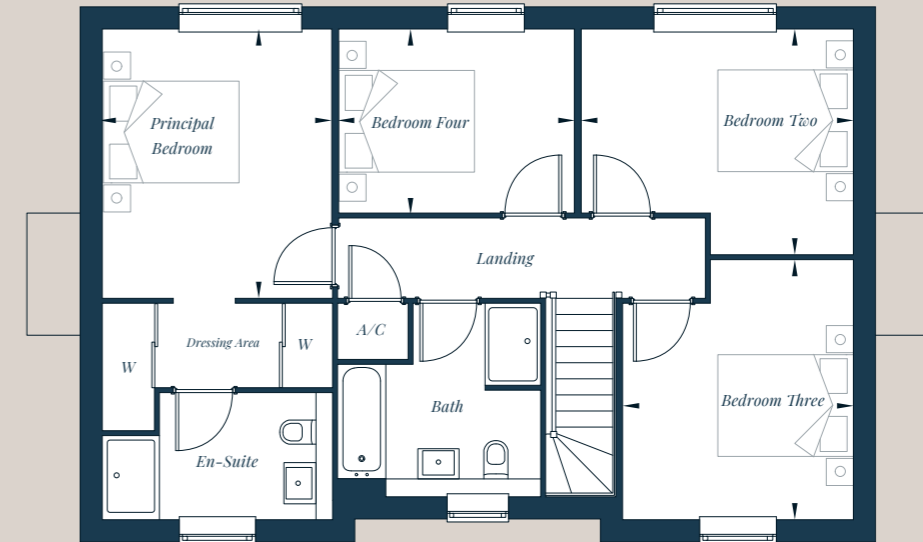
Ground Floor

This handsome, classically styled four bedroom residence offers ample spaces for refined, modern living. The expansive living room with feature fireplace and glazed double doors onto the garden will be perfect for gatherings and relaxation, while the beautiful open-plan kitchen and dining area will impress visitors with its high specification integrated appliances, premium units, sleek surfaces and light fittings. Conveniently, a utility room with outdoor access keeps functional items out of sight. Upstairs, three sizeable double bedrooms and a luxury family bathroom accompany the outstanding principal bedroom with built-in wardrobes and a stylish En-suite shower room.

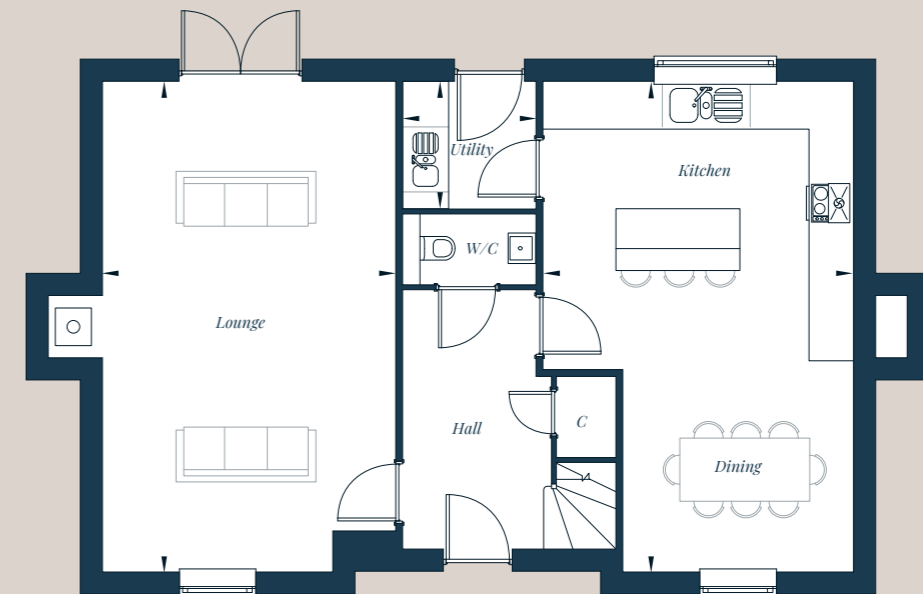
Kitchen / Dining Area	7.16m x 4.51m	23'5" x 14'8"
Utility Room	1.91m x 1.84m	6'3" x 6'0"
Lounge	7.16m x 4.26m	23'5" x 14'0"

First Floor

Principal Bedroom	3.92m x 3.33m	12'9" x 10'9"
Bedroom Two	3.96m x 3.28m	13'0" x 10'8"
Bedroom Three	3.78m x 3.39m	12'4" x 11'1"
Bedroom Four	3.44m x 2.67m	11'3" x 8'8"



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe
▶ Indicates where approximate measurements are from.

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The Cowey

Plots 102-103



Computer generated image shows Plots 102-103. Surroundings may vary on other plots listed.

These modern semi-detached three bedroom townhouse-style homes cleverly integrate extra space over their adjoining carports to offer more room for contemporary living. The open plan kitchen, dining and living areas combine everything you need for day-to-day relaxation and entertainment, with a full suite of quality branded appliances, superb surfaces and broad French windows to the rear ensuring the room is filled with natural light. You'll also find a separate utility and cloakroom space for all household practicalities. Upstairs, the homes come into their own with two good-sized double bedrooms, a generous principal bedroom, with dedicated dressing area and En-suite shower room, an elegant family bathroom and a single bedroom or home office.

Ground Floor

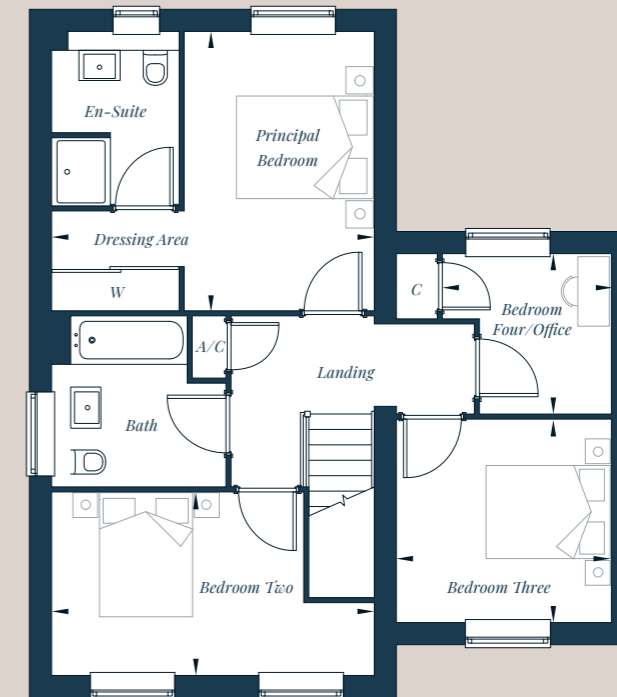
Kitchen / Living Area	7.60m x 4.69m	24'9" x 15'4"
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First Floor

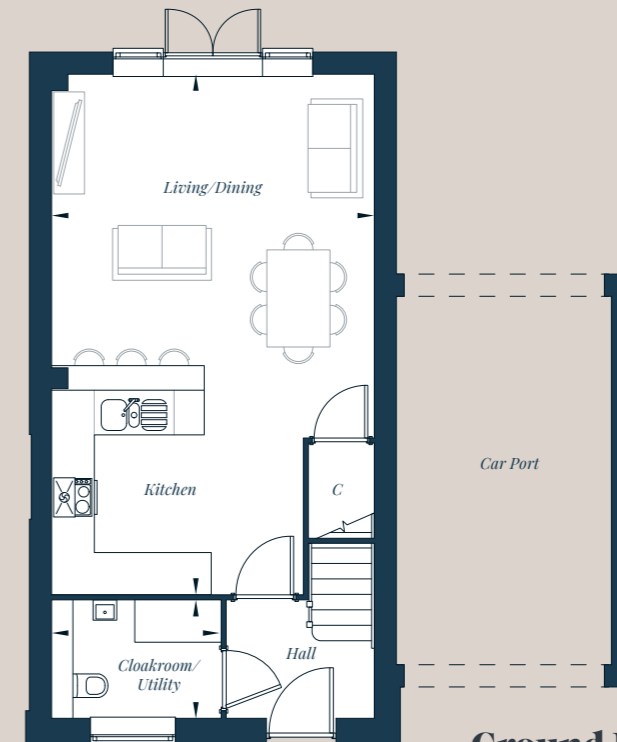
Principal Bedroom	4.69m x 4.06m	15'4" x 13'3"
Bedroom Two	4.69m x 2.66m	15'4" x 8'7"
Bedroom Three	3.13m x 2.93m	10'3" x 9'6"
Bedroom Four / Office	2.46m x 2.26m	8'1" x 7'4"



Please note – Plot 103 is handed compared to floorplans.
Please ask for full details.



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe
▶ Indicates where approximate measurements are from.

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The Bentley

Plots 88 and 104



Computer generated image shows Plot 104. Surroundings may vary on other plots listed.

Ground Floor

This five bedroom family home offers spacious, versatile accommodation to suit family activity, personal relaxation, home working and hospitality. The heart of the home is the open-plan kitchen/dining family area with glazed bi-folding doors opening out onto the rear garden. Its beautiful kitchen includes a serving/breakfast island and a separate utility room with outdoor access. Double doors lead through to the generous dual-aspect living room with feature log burner fireplace, while across the hall you'll find a dedicated dining room for relaxed dinner parties. Upstairs, the principal bedroom features a walk-in dressing area and a luxury En-suite – while three further generous double bedrooms, a single bedroom and a luxurious family bathroom completes the home.

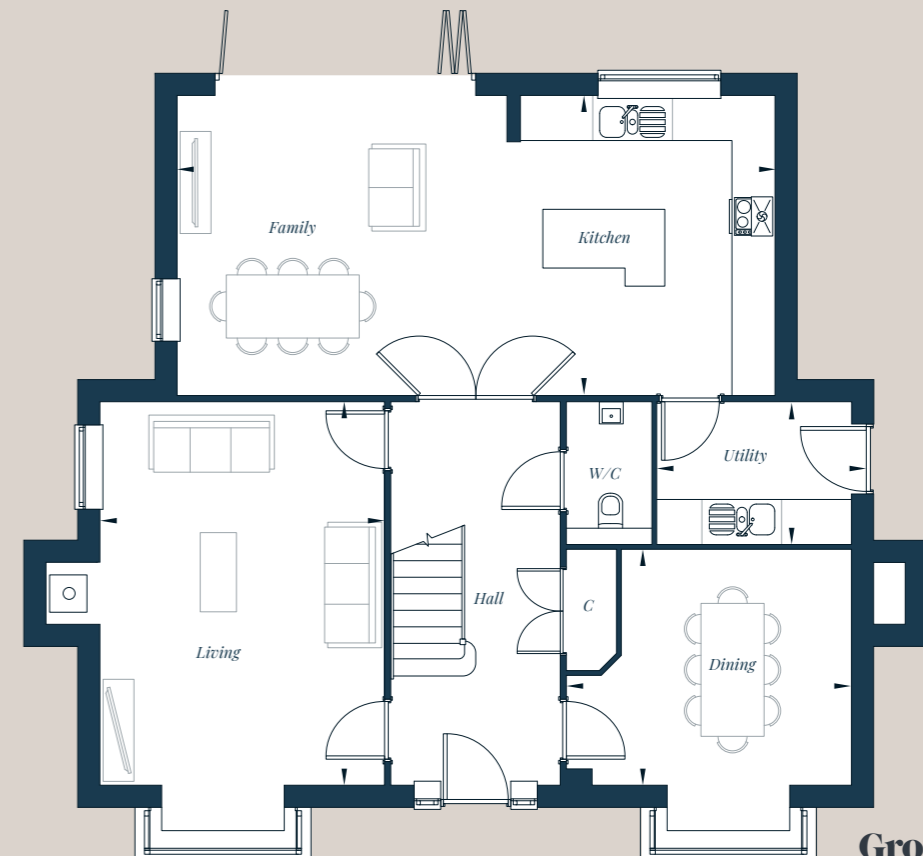
Kitchen / Dining Area	8.74m x 4.35m	28'7" x 14'3"
Utility Room	2.82m x 2.06m	9'3" x 6'8"
Living Area	5.59m x 4.13m	18'3" x 13'5"
Dining Room	4.13m x 3.43m	13'5" x 11'3"

First Floor

Principal Bedroom	5.65m x 4.40m	18'5" x 14'4"
Bedroom Two	4.40m x 2.99m	14'3" x 9'8"
Bedroom Three	4.18m x 3.01m	13'7" x 9'9"
Bedroom Four	3.86m x 3.01m	12'7" x 9'9"
Bedroom Five	3.02m x 2.48m	9'9" x 8'1"



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe
 ▶ Indicates where approximate measurements are from.

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Quality & Convenience

Our homes feature contemporary interiors designed and finished to the highest standards. With quality and convenience at their heart, they leave nothing to chance and they are perfect for entertaining family and friends.

All of our homes feature bright, spacious, professionally planned living areas with careful consideration to every aspect of modern lifestyles and tastes. Kitchens feature the latest branded integrated appliances, quality sinks and designer taps, all housed within impressive soft-closing cabinets and premium worktops, while contemporary bathrooms incorporate pristine sanitaryware and beautifully finished surfaces.

Built for style, durability and energy efficiency, with elegant specifications installed throughout, these homes embody the quality, luxury and convenience that only a new property can provide.

Interior image indicative only.



Stylish Specification

Individually Designed Kitchens

- Choice of wall and base units
- Choice of laminate worktop and upstands*
- Choice of LVT plank flooring*
- Stainless steel sink
- Bosch oven and microwave oven to all properties
- 5 ring induction hob to 4+ bedroom properties
- 4 ring induction hob to 3 bedroom properties
- Glass splash-back above hob
- Chimney cooker hood
- Fully integrated fridge/freezer to all properties
- Fully integrated dishwasher to all properties

Utility Rooms

- Choice of wall and base units
- Sink provided in Elmstead, Lawford, Oakley and Bentley
- Space for washing machine and tumble dryer
- Units and worktop with upstand provided
- Choice of LVT plank flooring in Utility Rooms*

Bathrooms, En-Suites & Cloaks

- Choice of LVT plank flooring*
- Choice of wall tiling to the cloaks, en-suite and bathrooms in the required areas*
- White gloss basin with vanity unit to en-suite and bathroom
- Roca floor mounted back to wall toilet with soft close seat and concealed cistern
- Roca Targa taps
- Roca shower as shown on floorplans with silver/clear shower door
- Roca bath as shown on the floorplans
- Roca shower over bath (in the bathrooms only)
- Chrome finish towel rail to en-suite and bathrooms

Heating, Lighting & Electrics

- Log burner provided to The Oakley, Lawford and Bentley
- Compact style radiators with top and side grills
- Brushed aluminium sockets and switches provided on the ground floor and white sockets and switches to the first floor
- Double sockets throughout with USB sockets provided to kitchen and all bedrooms
- Downlights provided as standard to hall, cloakroom, kitchen, utility, bathroom and en-suite with pendants elsewhere
- Socket and light to loft

Connectivity

- TV points to the living room, dining/family room and all bedrooms, and telephone points to the living room and principal bedroom

Finishing Details

- Dulux supermatt emulsion white to all walls and ceilings.
- Dulux satinwood white to all woodwork
- Internal doors are solid core with oak finish
- Windows and French Doors are white PVCu
- Half glazed front doors
- Wardrobes to principal bedroom
- Turf and landscaped front gardens and seed to the rear garden
- External tap provided to all homes

Security & Peace Of Mind

- Smoke alarm to each floor and carbon monoxide alarm to all rooms with a concealed flue / log burner
- Spur provided for future alarm fitting

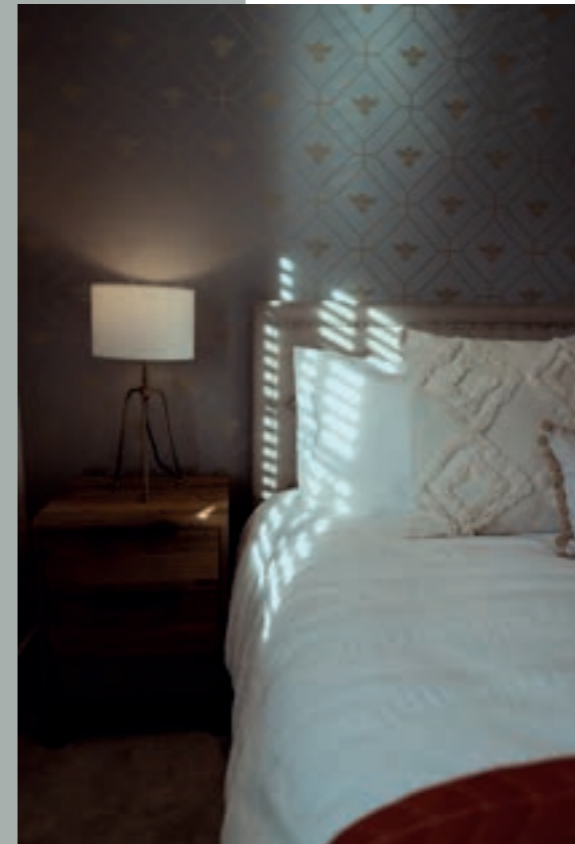
*Please note;

Extras are available and any choices are only available if reservation is at a sufficiently early stage of construction.

The specifications listed on this page are correct and as intended at the time of going to print. Please speak with our sales agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.



“
Timeless styling combined with modern sophistication.”





A peaceful countryside location, where connections to town, city and adventure are just moments away.

Situated beneath the glorious open skies of the north-east Essex countryside, Admirals Green has been designed to deliver a balanced lifestyle for all its residents. Perfectly placed to offer the tranquillity and charm of a rural community, yet with easy connections to all the amenities and attractions of town and city life close to hand, it can offer the best of all worlds. With the A133 and A120 on your doorstep, residents can be browsing retail parks, on the hunt for household goods, or breathing seaside air with ease – as well as enjoying cinema trips, family meals out, football matches, evening drinks or theatre nights, all within 15-20 minutes from home. And with Great Bentley train station being under a mile away, you can visit all the nearby towns or easily travel onwards to London, without even needing the car.

For rail commuters to Chelmsford or London, travel couldn't be easier. With connections from Great Bentley to Stratford and Liverpool Street possible in around 80 minutes and Crossrail at Shenfield soon to speed up times to central and west London, whether you are commuting to Canary Wharf or making a trip to the West End to enjoy its culture, restaurants and luxury shops, it will all be straightforward from Admirals Green.

All times and distances quoted are approximate only. Train times listed are from Great Bentley Station and are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy of <http://maps.google.co.uk> and/or nationalrail.co.uk

Great Bentley Highlights

Restaurant 43	1 Mile
The Green Pharmacy	1.1 Miles
The Plough Inn	1.2 Miles
Uber Hair & Beauty Salon	1.2 Miles
Tesco / Butchers / Delicatessen	1.3 Miles
Great Bentley Primary School	1.4 Miles

Local Surroundings

Brightlingsea	5.5 Miles
Clacton-on-Sea	6.5 Miles
Manningtree	7.5 Miles
Colchester	7.5 Miles
Frinton-on-Sea	8 Miles
Dedham Vale	12.5 Miles

Rail (from Great Bentley)

Great Bentley (GRB)	1.5 miles from Admirals Green
Colchester (COL)	18 Minutes
Chelmsford (CHM)	45 Minutes
Shenfield/Crossrail (SNF)	55 Minutes
Stratford (SRA)	75 Minutes
London Liverpool Street (LST)	85 Minutes



Occupying an enviable position in rural north-east Essex, with fast, easy routes for work, travel and leisure.



Local Area Map



Wider Area Map

Please note, illustrative maps are for guidance purposes only and are not to scale.



Hills Residential are renowned for building the highest quality new homes.

By investing in one of our homes you are buying into a strong family that has been building in the South East for nearly 100 years. Traditionally centred around Colchester, Hills Residential are always able to find the best sites in the most sought after locations. Our dedication to detail, quality and workmanship are paramount in everything that we do; from large scale developments to one off bespoke homes. We have the flexibility of our own home care and maintenance department that looks after all our customers. Our entire team is relentless in its commitment and dedication to achieving our ambition to be the very best that we can be.

When you buy a new home from Hills you are safe in the knowledge that you have a beautifully designed and built home, which is constructed to a very high standard and quality and you will enjoy our excellent customer experience.

Jonathan Hills
Managing Director



Please note, although all the information within is as intended, Hills Building Group reserve the right to vary or amend the specification at any time without notice if for any reason specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found.

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developers run a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All times and distances quoted are from <http://www.nationalrail.co.uk> or <http://maps.google.co.uk> and are approximate only.

No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company.

All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area, they are not intended to be taken as an exact representation. Any areas, measurements or distances are approximate only.

Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.

 **hillsresidential**
Building a better and more sustainable future

Admirals Green
Heckfords Road, Great Bentley,
Tendring, Essex CO7 8RS

