



Land to the rear of Saxons, Cambridge Road
CB11 3TN



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Land to the rear of Saxons

Cambridge Road | Newport | CB11 3TN

Guide Price £250,000

- A single building plot for a three bedroom, two bathroom detached home
- Ref: UTT/23/1369/FUL
- Site in all about 0.24 of an acre
- Popular village location within walking distance of amenities and mainline train station

Summary

*** Development opportunity*** Discreetly positioned just off Cambridge Road in the sought-after village of Newport, this secluded building plot is situated to the rear of a property known as Saxons. The site itself is enclosed and extends to approximately 0.24 of an acre.

Planning consent has been granted for the demolition of the existing structure and the erection of a detached, single-storey dwelling, together with provision for private parking and garden space. Further information, including plans and associated documents, is available to view via the Uttlesford District Council Planning Portal under reference: UTT/23/1369/FUL.

Location

Newport is an attractive, well served and much sought-after village less than 4 miles south of the historic medieval market town of Saffron Walden, featured in the Sunday Times 2025 "Best Places to Live" selection. Newport village has a mainline station providing direct and frequent rail services to London Liverpool Street and central London (1 hour journey time) and Cambridge (24 minutes journey time). Rail stations at Audley end and Stansted Mountfitchet are also just a few minutes' drive away. In addition to excellent rail links, the village also benefits from regular bus services to several surrounding locations such as Saffron Walden and Bishops Stortford. Stansted airport is 8.6 miles away. The M11 can be accessed at Junction 8, Bishops Stortford, 10 miles away. In addition to great connections, the village also has a highly rated primary school, Newport Primary School and a successful secondary school, Joyce Frankland Academy. County High School in Saffron Walden is also within easy reach being just 3.5 miles away. In addition to 2 public houses and an Indian restaurant, Newport is also served by a GP surgery, pharmacy, general store and post office, baker, hairdresser, barber, beauty salon, nursery, florist, 2 churches and 2 garages. Waitrose, Tesco, and Aldi supermarkets are all within a 10-minute drive. Centered around an architecturally rich and varied historic high street, Newport village is surrounded by countryside and offers a wide range of scenic walks, many of which feature on the Saffron Trail. Other local attractions include Audley End House and the beautiful market town of Saffron Walden, a 5- minute drive away, with its quaint, unspoiled medieval houses, a wide range of independent shops and eateries, a thriving market, and a full range of amenities.

Services

Purchasers should satisfy themselves to the adequacy and availability.

Viewing

The plot may be inspected by prior appointment with Arkwright & Co, Telephone: 01799 668600

Agents Note

The neighbouring property, Saxons has a right of way to access their rear garden gate.