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LANDMARK INFORMATION

LAND AT THE STACKYARD, LITTLE CHESTERFORD, SAFFRON WALDEN, CB10 1TZ

CHEFFINS

Residential Development Opportunity

Land at The Stackyard, Little Chesterford, Saffron Walden, Essex, CB10 1TZ

- Opportunity to acquire 0.53 ha (1.3 acres) of residential development land in the sought after village of Little Chesterford with Outline Planning Permission
- Excellent opportunity to create a high quality bespoke development of 3 no. detached dwellings
- Located within commuting distance of Great Chesterford railway station with services to Cambridge and London
- For sale by informal tender – offers are invited by 12 noon on Wednesday 6th December 2023



LOCATION

Little Chesterford is a small and picturesque village located 1.6km (1 mile) south east of Great Chesterford. Local facilities including a convenience store, public houses, primary school, recreation ground/community centre, churches, bus stops, and a railway station can all be accessed in Great Chesterford.

Great Chesterford railway station is located north west of the property and can be accessed via a circa 1.6km 20-minute walk or a 5-minute cycle via the B1383. Great Chesterford railway station is served by Greater Anglia with approximately 3 trains per hour providing access to Cambridge and London Liverpool Street. Audley End railway station, on the same line, is located 7km (4 miles) south of the property.

Saffron Walden is the nearest large market town where local amenities include supermarkets, leisure centres, doctors, dentists, pharmacies and educational facilities.

Cambridge is located approximately 20km (12 miles) to the north of Little Chesterford. Junction 9a interchange of the M11 and A11 is located 3km (1.8 miles) north of the property.



DESCRIPTION

The site comprises a former farmyard with the footings of several old agricultural buildings. The site is currently unused and extends to approximately 0.53 ha (1.3 acres).

The site is accessed via a privately owned shared driveway with residential properties to the south and south west, and open farmland adjoining the north and east boundaries.

PLANNING

On 25th April 2023, outline application (ref: UTT/21/3751/OP) was approved by Uttlesford District Council with all matters reserved except access for 3 no. dwellings and open green space, a defined drive-and-turning area providing vehicular access to the garage to Manor Cottages and a suitably surfaced pedestrian route leading to the front garden gates of these properties.

Cheffins Planning Department has submitted an application to the local authority seeking full discharge of Conditions 4 (Contamination), 6 (Written Scheme of Investigation), 7 (Archaeological Evaluation) and 8 (Post-excavation Assessment). The application to discharge the conditions was validated on 28 September 2023.

The layout, density and form of the development have been carefully designed to integrate with the surrounding area and to create a high-quality form of development. The additional three new houses will create a small new community, sensitive to the character of Little Chesterford.





WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.

The purchaser will be granted a right of access together with rights to install and upgrade services along the access road leading from the High Street.

There is a public footpath along the shared driveway leading from Little Chesterford High Street and along the western boundary of the site.

Audley End Estate have rights of access across the site to Manor Cottages and the field adjoining the southern boundary.

TENURE

The Freehold of the property, as shown edged in red on the attached plan for indicative purposes only, is offered for sale with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by informal tender. Offers are invited by 12 noon on Wednesday 6th December 2023.

All offers to be emailed to:

maxwell.fahie@cheffins.co.uk

NEW HOMES

Cheffins' New Homes Department has been actively involved with appraising potential development opportunities on the land. Should you wish to discuss any proposals for the site, please contact Christina Green on 01223 214 214.

Cheffins' New Homes Department would expect to be retained on the sale of the finished dwellings.

LOCAL AUTHORITY

Uttlesford District Council, Council Offices, London Road, Saffron Walden, CB11 4ER

VENDOR'S SOLICITOR

Sue Birnage, HCR Hewitsons, 50-60 Station Road, Cambridge, CB1 2JH
email: sbirnage@hcrlaw.com and tel: 01223 532 741

FURTHER INFORMATION

Further information is available upon request including:

- Land Registry title document
- Topographical survey
- Phase II – geo-environmental survey
- Archaeological Evaluation Report
- Cheffins New Homes pricing report

VAT

We understand the vendor has not made an election to charge VAT therefore VAT will not be payable on the purchase price of the land.

ANTI MONEY LAUNDERING

The successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWINGS

Viewings are by appointment to be arranged through the selling agent:

Maxwell Fahie MRICS

Tel: 01223 213 777

Email: maxwell.fahie@cheffins.co.uk

