



Catmere End, Saffron Walden, CB11 4XG



Catmere End

Saffron Walden,
CB11 4XG

An opportunity to acquire a building plot of approx. 0.47 acre with full planning permission for erection of a detached dwelling with private gardens and off-street parking. The plot is located in a quiet hamlet, just 3 miles from Saffron Walden and within easy access of road and rail networks.

LOCATION

The hamlet of Catmere End lies 3 miles from the historic market town of Saffron Walden with a magnificent parish church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the golf course and sports centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junction 8 and 9 of the M11. Train services to London Liverpool Street (55 minutes) run from Audley End station about 3 miles away.



Guide Price £400,000



- Approved planning permission for detached house
- 4 Double bedrooms
- 4 Bath/shower rooms
- GIA approximately 2,927 sqft
- Private south facing garden
- Off-street parking
- Approximately 0.47 acres
- Sought-after location
- Within easy access of road and rail networks to Cambridge and London

PLANNING PERMISSION

Full details can be found on the Uttlesford District Council Planning website under reference UTT/22/0810/FUL.

DESCRIPTION

An opportunity to acquire a building plot of approximately 0.47 of an acre with PLANNING PERMISSION for the demolition of existing sheds and above ground swimming pool and erection of a detached dwelling.

Proposed accommodation comprises:

Ground floor - Entrance hall, study, snug, large open plan kitchen/dining/family room, utility/boot room and shower room.
 First floor - Four double bedrooms (two with en suite facilities) and family bathroom.
 Outside - Private south facing garden and off-street parking.

GIA: 272 sqm (2,927.78 sqft)

The plot is set in a quiet hamlet within easy access of Saffron Walden, road and rail networks.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - n/a
- Property Type - Building plot
- Number & Types of Room - Please refer to the floorplan
- Square Footage - Proposed new dwelling

2,927 sqft

• Parking - Driveway
 UTILITIES/SERVICES

- Electric Supply - Mains (to be connected)
- Water Supply - Mains (to be connected)
- Sewerage - Existing septic tank to be demolished and private system to be installed by purchaser
- Heating - n/a
- Broadband - Fibre to the Property available for connection
- Mobile Signal/Coverage - OK

• Rights of Way, Easements, Covenants - There is a surface water drain from the main road that runs along the west boundary and under the existing cart lodge before discharging into a ditch in the adjacent property on the west side of the plot.

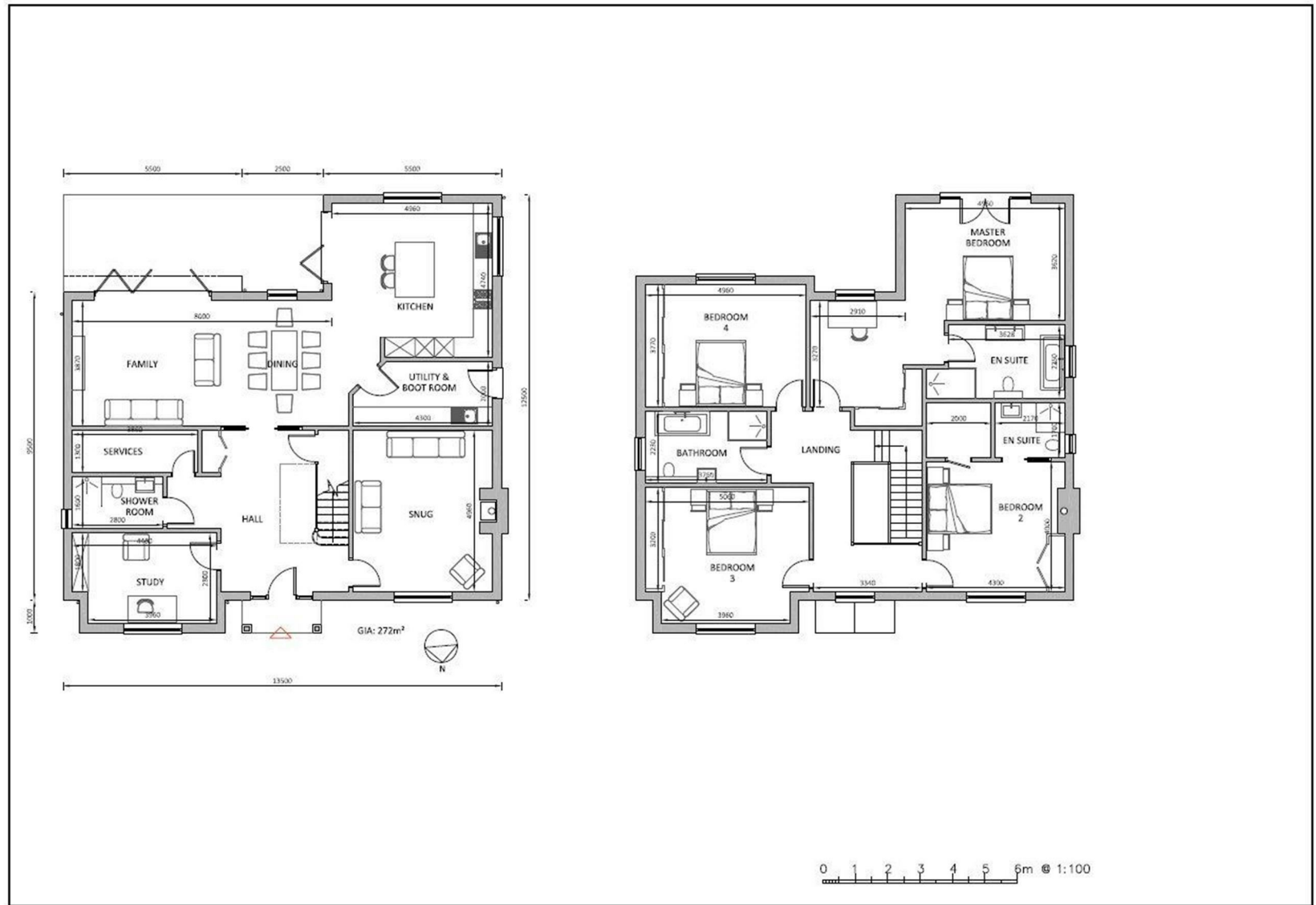
• Temporary access arrangements will need to be agreed regarding the decommissioning of the existing seller's septic tank.

• Full rights of way and for services will be granted over a shared access road and any cost of maintenance will be shared with the vendor on an equitable basis.

VIEWINGS

By appointment through the Agents.





Guide Price £400,000

Tenure - Freehold

Council Tax Band - Exempt

Local Authority - Uttlesford

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.