





## Church Lane

Debden,  
CB11 3LD

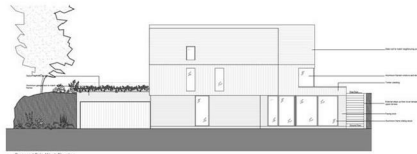
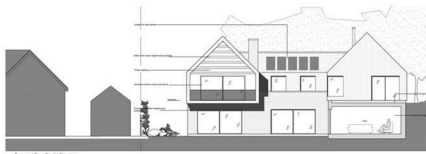
- Approved planning for a detached dwelling
- Planning Ref UTT/23/0637/FUL
- Versatile 4/5 bedroom home
- Double garage and ample parking
- Private gardens
- Tucked-away location in a popular village

An opportunity to acquire an individual building plot with full planning permission for a stylish detached dwelling with double garage. The plot is located in a tucked away location within a sought-after village.

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**Guide Price £395,000**





## LOCATION

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, shop/post office, recreational ground and two Inns. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away. Newport mainline station is 3 miles and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9). In addition, there is a regular bus service from Debden village through to Stansted Airport (direct Stansted Express train service to London) and Bishop's Stortford.



## PLANNING PERMISSION

Full details can be found on the Uttlesford Planning website under reference UTT/23/0637/FUL.

## DESCRIPTION

An opportunity to acquire a building plot with PLANNING PERMISSION for a detached dwelling offering accommodation of circa 3,800 sqft plus a double garage. The plot is set in a tucked away location, down a quiet lane within this sought-after village.

Proposed accommodation comprises:

Ground floor – entrance hall, an impressive open plan kitchen/dining/living area with an adjoining pantry, snug/library, utility room, study, boot room and boiler room, bedroom with en suite facilities.

First floor – spacious landing, principal bedroom with balcony, dressing room and en suite bathroom, bedroom 2 with en suite shower room, bedroom 3 and family bathroom, further large reception/bedroom.

Outside there is provision for ample parking with a double garage and gardens to the rear and side.

## AGENT'S NOTES

- Tenure – Freehold
- Council Tax Band – n/a
- Property Type – Building Plot
- Property Construction – n/a
- Number & Types of Room – Please refer to the floorplan
- Square Footage – circa 3,800 sqft
- Parking – Double garage and driveway

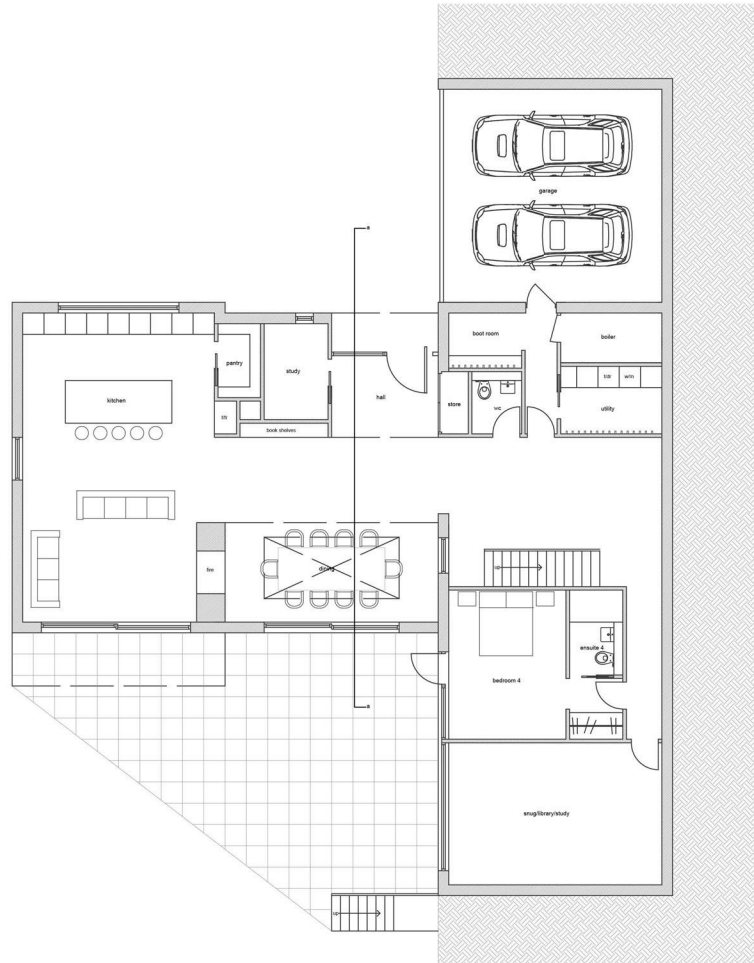
## UTILITIES/SERVICES

- Electric Supply – To be connected
- Water Supply – To be connected
- Sewerage – To be connected
- Heating – n/a
- Broadband – Fibre to the Property available in area
- Mobile Signal/Coverage – OK
- Flood risk – Very low
- Restrictions – See conditions applied to the approved planning

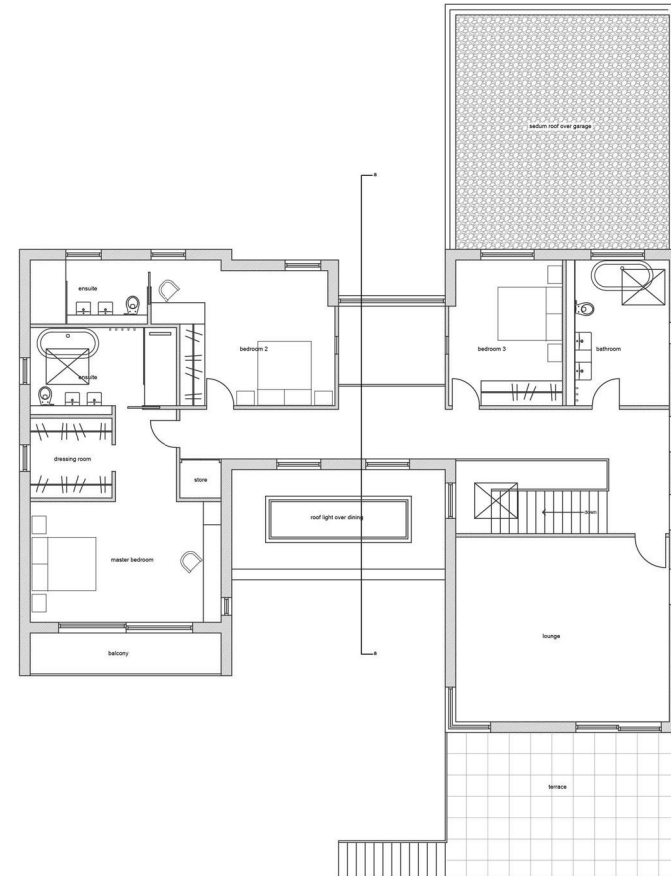
## VIEWINGS

By appointment through the Agents.





Proposed Ground Floor Plan



Proposed First Floor Plan





Guide Price £395,000

Tenure - Freehold

Council Tax Band - Exempt

Local Authority - Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.

