



Gibson Way, Saffron Walden, CB10 1AL

**CHEFFINS**



## Gibson Way

Saffron Walden,  
CB10 1AL / CB10 1AN

- Refurbishment or Redevelopment opportunity
- Huge Potential
- Approximately 0.4 of an acre
- Highly sought-after location

A prime development opportunity set in a stunning location within the town. The existing site is approximately 0.4 of an acre, with two buildings comprising 8 one bedroom apartments.



**Guide Price £1,000,000**







## LOCATION

Saffron Walden is an historic market town 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 Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.



## Development Opportunity

A prime residential development site set in arguably one of Saffron Walden's most favoured roads, being only a short walk to the town centre, Market Square and the renowned Audley End Estate.

The site measures approximately 0.4 of an acre and currently comprises two detached 2 storey buildings with mature gardens, off-street parking and a block of six garages. Both buildings are divided into x4 one bedroom flats, each with its own gas central heating and double glazing. The first floor apartments enjoy views over the town rooftops towards the impressive St. Mary's Church and spire.

The site provides opportunity for refurbishment of the existing 8 one bedroom apartments. There is also a pending planning permission for the demolition of the existing blocks of flats and outbuildings and the construction of 12 new apartments, with associated parking and access. Full details can be found on the Uttlesford District Council Planning website under Ref: UTT/23/3085/FUL. The application was recommended for approval at committee but a decision will not be confirmed without entering a s106 agreement for the associated

affordable housing element this permission would require (40%). The current vendor does not wish to enter this agreement.

## Method of Sale

For sale by Informal Tender with bids requested to be submitted by Thursday 15th May.

## Material Information

- Tenure - Freehold
- Council Tax Band - B or C for individual flats
- Property Type - Two detached buildings, each divided into 4 flats
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - Each building 2134.26
- Parking - x6 garages and off street parking
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Gas fired boilers with radiators
- Broadband - Fibre to the Property available in area
- Mobile Signal/Coverage - OK
- COVENANTS
- We have been made aware this

property does contain restrictive covenants - please refer to the land registry title.

## BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.
- ACCESSIBILITY/ADAPTATIONS
- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

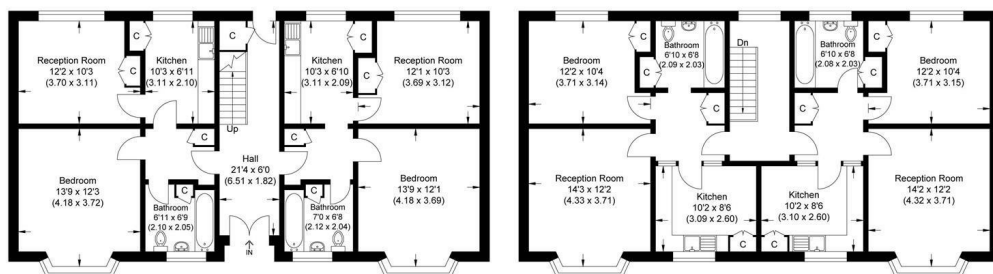
## Viewings

By appointment through the Agents.



## Wharton House, CB10 1AL

Approximate Gross Internal Area  
198.28 sq m / 2134.26 sq ft



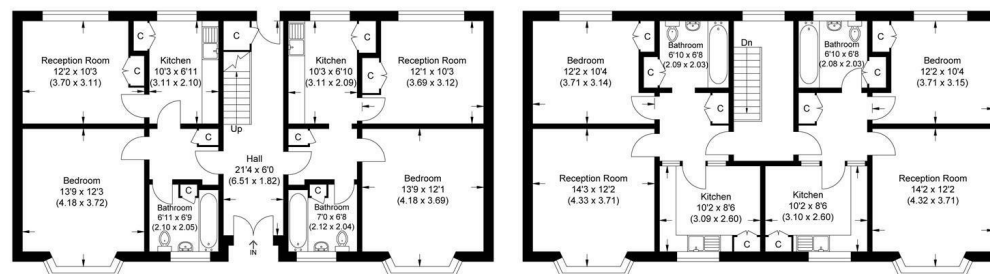
Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Wittrick House, CB10 1AN

Approximate Gross Internal Area  
198.28 sq m / 2134.26 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

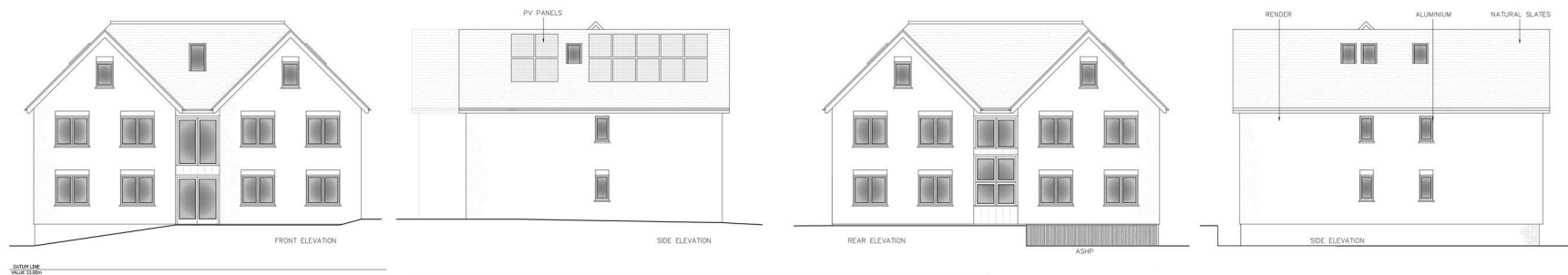
Guide Price £1,000,000

Tenure - Freehold

Council Tax Band - individual apartments B or C

EER Ratings - refer to agent for individual apartment ratings

Local Authority - Uttlesford



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**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.