

New Street Depot Great Dunmow

| Essex | CM6 1BT |



Lambert
Smith
Hampton

FOR SALE Development Opportunity (STPP)

Aerial View

Summary

- ✓ Development Opportunity (STPP)
- ✓ Freehold
- ✓ 0.58 acres
- ✓ Former Local Authority Depot
- ✓ 2,826sq ft GIA (STS) (262.5sq m) Depot Building
- ✓ Short Walk to Town Centre





Description

- ✓ The site extends to approx. 0.58 acres largely laid to hardstanding, with an industrial building of 2,826sq ft GIA (STS), which was until recently used as a local authority depot (now relocated to Little Canfield). The portacabins/ container on site will be removed.
- ✓ Access is through a pay and display car park with 11 parking spaces, which will be retained by the vendor, with a right of way to be granted over the access. Also accessed from the car park is a modern residential led development of around 10 dwellings.
- ✓ To the north and east is predominantly residential development, to the west is a pay and display car park, and to the south is a church (now closed), and business units accessed off Haslers Lane.



Depot Yard



Depot Buildings



Front Gates



Location

Great Dunmow is a historic market town, with a population of approximately 10,396 (2021 Census). The town is particularly popular with commuters being situated between Bishop's Stortford, Braintree, and Chelmsford. Rail services are available from Bishop's Stortford, or on the Stansted Express to London Liverpool Street (fastest time 38 and 46 minutes respectively).

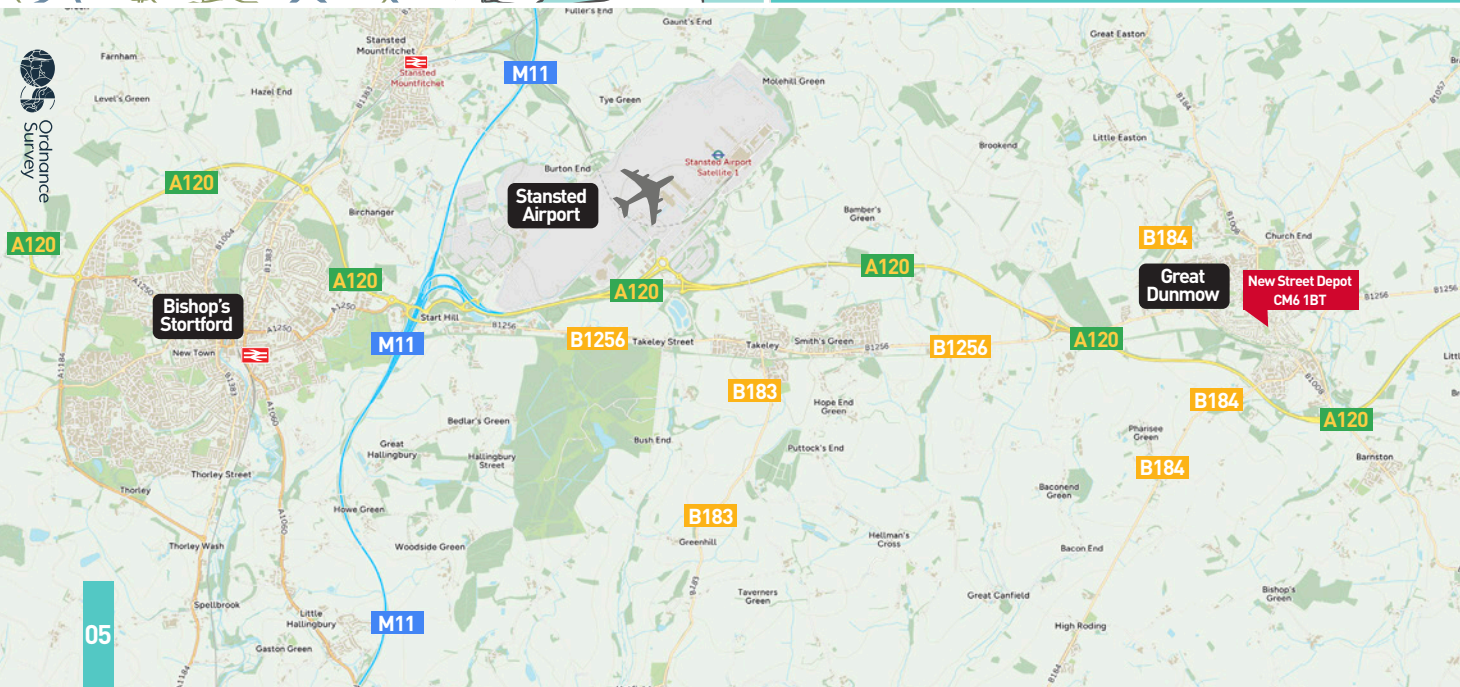
The site lies approx. 140m from the High Street, where there are a wide range of independent shops and local services.

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The local Primary Schools Dunmow St Mary's and Great Dunmow Primary School, are both Ofsted Rated Good, as is the Helena Romanes Secondary School.

Key Distances (by road):

- ✔ Bishop's Stortford – 10.3 miles
- ✔ Braintree – 9.7 miles
- ✔ Chelmsford – 13 miles
- ✔ Stansted Express – 7.0 miles
- ✔ Stansted Airport – 6.7 miles



Site

Red line Freehold site



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Viewing and Further Information

Viewings are to be undertaken strictly by appointment through LSH:

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Planning

The site is currently unallocated land with the defined settlement. Policy H3 of the adopted Uttlesford DC Local Plan (2005) allows for housing within Great Dunmow subject to detailed criteria being met.

The site lies outside, but adjacent to, the Great Dunmow Conservation Area.

As part of a previous emerging Local Plan proposals identified the property as an opportunity site, and an urban design assessment was published (2012) with an indicative layout showing 12 dwellings, plus a commercial unit of 500sq m, and 280sq m of retail (see Data Room).

There is not currently an adopted Community Infrastructure Levy.

Guide Price

On application.

VAT

TBC

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Data Room

Access to a Data Room is available on request, and includes a topographic survey, Local Searches, and desk-based reporting.

EPC

Available on request.

Method of Sale

Our clients strong preference is for an Unconditional Sale. However, subject to planning offers with supporting information may be considered.

Offers are invited by **12.00 (noon) on 18th July 2024.**

A Tender Form is provided within the Data Pack.