

Walden Place

MYDDYLTON PLACE, SAFFRON WALDEN, ESSEX, CB10 1DQ

Unique Grade II Listed Redevelopment Opportunity



savills

KEY HIGHLIGHTS

- The Property is situated in the desirable market town of Saffron Walden, Essex.
- Extends to approximately 7,890 Sq Ft (733 Sq M) Grade II Listed House.
- Unique redevelopment opportunity, subject to planning.
- The Property is currently classed as a residential institution (C2 Use Class).
- Unconditional offers are sought for the freehold interest with vacant possession.
- Offers are to be received by **12 noon on 2nd July 2024.**

INTRODUCTION

On behalf of the landowners, Uttlesford District Council ('UDC'), Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in Walden Place, Myddylton Place, Saffron Walden (hereafter referred to as 'the Property').

The Property comprises a Grade II Listed Georgian House totalling an area of approximately 7,890 Sq Ft (733 Sq M) situated on a parcel of brownfield land, extending to approximately 0.21 acres (0.085 ha). There are two relevant planning permissions on the Property. UDC are in the process of completing the works required as part of planning applications UTT/20/3416/LB and UTT/20/3415/FUL. These works have allowed for the main Grade II listed building to become vacant and detached from the adjacent assisted living buildings.

The method of disposal is by informal tender and the deadline for bids to be submitted is **12 noon on 2nd July 2024**. Offers are invited on a strictly unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate that they have undertaken a full analysis of the site and understood all of the obligations to be placed upon them.



Indicative Boundary

OVERVIEW

The Property is located on the northwestern side of Saffron Walden, within walking distance of the centre. The Property is situated within an attractive location, bounded by residential properties to the north and east, assisted care living immediately to the west and Swan Meadow further to the south.

The Property presents a unique opportunity to convert or repurpose into a range of alternative uses including residential (multiple flats or single residence), boutique hotel or wider leisure uses, subject to planning.

DESCRIPTION

The Property comprises a four storey, Georgian Grade II Listed house of red brick construction and original sash windows. The Property totals 7,890 Sq Ft (733 Sq M). There is currently an adjoining 1980s two storey extension of red brick construction to the north and west facing walls, which has been partially demolished leaving the main house to stand alone.

The building is set within grounds of approximately 0.21 acres (0.085 ha). There are six defined car parking spaces on the eastern side of the building.

The Property is classed as a residential institution (C2 Use Class). The Property is located within a protected open space containing mature trees and is adjacent to a number of listed buildings and structures.

The Property was formerly used to provide sheltered residential accommodation for persons over the age of 60. The internal layout of the Grade II Listed house is arranged over four floors. The basement was used for storage and plant room.

The ground floor currently comprises the former communal areas, a kitchen, laundry facilities, toilets and a small office. There are two flats on the first floor, and one more flat on the second floor. The Property is vacant and will require refurbishment to be restored. Floor plans of the Property can be found within the data room.



LOCATION & CONNECTIVITY

The location near the centre of Saffron Walden is sustainable, with excellent pedestrian access to local amenities. Saffron Walden boasts an array of amenities including a diverse selection of shops, cafes, restaurants, as well as a busy market that takes place every Tuesday and Saturday. Saffron Walden also offer a football and cricket ground, as well as sport and fitness facilities. Further amenities and shopping facilities can be found in Cambridge (approximately 21.6 km (13.4 miles) north of the Property), with a daily market and large provision of shops, food and beverage options. Cambridge has also become recognised as an important centre for the 'high tech' and 'bio-tech' industries with the University Research and Development Laboratories.

Local independent schools in Saffron Walden including Dame Bradbury's (part of the Stephen Perse Foundation). For local state schooling there is the well regarded Saffron Walden County High School and a range of primary schools. Further schooling is available in Cambridge including renowned prep schools such as King's & St John's College Schools and St Faiths, secondary schools include the Perse and the Leys.

The Property is located on the northwest of Saffron Walden and is accessed from the High Street (B184) via Myddylton Place. Audley End Station is located approximately 5 km (3 miles) to the southwest of the Property which provides a direct connection to London Liverpool Street with journey times from 55 minutes. Access is available on the outskirts of the town to the M11 (J8) with the A1 to the north and the M25 and London to the south. Saffron Walden is also conveniently located for access to London Stansted Airport which is approximately 14.97 km (9.30 miles) to the south.

PLANNING

The Property comes under the planning jurisdiction of Uttlesford District Council ('UDC').

The Property is situated within Zone 3 of the Conservation Area and is noted within the Local Plan as including areas of protected open space. The Property is contained within a perimeter of historic brick, and brick / flint walls; the majority of these are listed. The Property is primarily situated within Flood Zone 1 (lowest risk) and there are no protected trees on the site.

There are two relevant planning permissions on the Property, listed below. UDC are in the process of completing the works required as part of planning applications UTT/20/3416/LB and UTT/20/3415/FUL. These works have allowed for the main Grade II listed building to become vacant and detached from the adjacent assisted living buildings.

We detail the relevant planning history as follows:

REFERENCE	DESCRIPTION	DECISION
UTT/24/1194/LB	Remediation Works to Walden House following demolition of link between the 80s extension to remove link to sheltered housing scheme	Pending
UTT/20/3416/LB	Part demolition of existing extensions to sheltered scheme from listed building, including alterations to access, listed wall, existing parking and driveways. Addition of new boundary wall, railings, fire escape stairs, landscaping works and temporary repair works to listed building associated with the demolition of rear extension	Approved 31/09/2021
UTT/20/3415/FUL	Proposed two storey and single storey extensions to existing sheltered scheme to create 2 no. flats, common lounge, plant room and associated ancillary accommodation. Part demolition of existing extensions to separate sheltered scheme from listed building, including alterations to access, listed wall, existing parking and driveways. Addition of new boundary wall, railings, fire escape stairs, landscaping works and temporary repair works to listed building associated with the demolition of rear extension	Approved 31/09/2021

Following the implementation of the two planning consents, we understand the Conservation Officer visited the site to agree what remediation works were required. This has been agreed and requires a new listed building application (Reference: UTT/24/1194/LB); this has been submitted and validated. The Property will be sold with the benefit of the new listed building application.

ACCESS

The Property is accessible from Myddleton Place, to the west of the Saffron Walden High Street.

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

DATA ROOM

A data room compiling all of the relevant documents available has been put together. We request that any interested party reviews the Information Pack thoroughly and makes themselves comfortable with the contents therein.

The full information can be found at:

<https://savillsglobal.box.com/s/3trtuy138sew9kbvx1q5ql331638foll>

TENURE

The Property is owned freehold under the registered title: EX182306. A copy of the Land Registration documentation can be found in the Information Pack.

VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills Cambridge. A viewings day will be arranged during the course of the marketing period. Further details will be provided.

EPC

The Property has an EPC rating of E.

VAT

Please note that VAT **will not** be charged on the sale of the Property.



Interior Photographs

BIDS

Offers are invited on a strictly unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property and understood all the obligations to be placed upon them.

Offers are to be received by **12 noon on 2nd July 2024** and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked 'Walden Place, Saffron Walden - LR'. E-mail offers will be acceptable, addressed to louise.richards@savills.com.

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

The following is to be submitted as part of any bid:

- Price;
- Confirmation that the offer is unconditional;
- Proof of funding;
- Outline of board approval process;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon exchange of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide legal undertaking to cover reasonable abortive legal costs.



Exterior Photographs



Indicative Boundary

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

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FURTHER INFORMATION

The full Information Pack can be found at:

<https://savillsglobal.box.com/s/3trtuy138sew9kbvx1q5q1331638foll>

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with this sale.

CONTACT

For further information please contact:

Louise Richards
louise.richards@savills.com
07815 032 095

Charlotte Wint
charlotte.wint@savills.com
07929 089 602

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