

## Novus – Self Build Opportunity | Little Waltham

n o v u s



william h brown

**A unique development opportunity with full planning permission granted, in the picturesque village of Little Waltham. Design a stunning, contemporary residence that blends seamlessly with its natural surroundings**



## Planning

Planning permission has been granted for the demolition of a storage building and erection of a 4 bedroom new-build dwelling, including: four bedrooms (one en suite), one bathroom, one WC, open-plan kitchen/dining, formal lounge, first floor terrace, off-street parking (application ref 24/01373/FUL).

Full details can be requested from :

[Chelmsford@williamhbrown.co.uk](mailto:Chelmsford@williamhbrown.co.uk)

## Site size

The site measures circa 0.16 acres, though purchasers are advised to carry out their own investigations to confirm exact measurements on site if required.

## Location

Nestled in the picturesque countryside of Essex, Little Waltham offers a unique balance of tranquil village life and easy access to urban amenities. Known for its scenic landscapes, this charming village provides the perfect setting for those seeking a peaceful retreat without sacrificing modern conveniences.

With excellent transport links to nearby Chelmsford and London, Little Waltham is ideal for professionals looking to escape the hustle and bustle while staying well-connected.

## Method of sale

The site is for sale by private treaty. Offers should be made via email to both of the following addresses:

**[Chelmsford@williamhbrown.co.uk](mailto:Chelmsford@williamhbrown.co.uk)**  
**[Andy.Gledhill@williamhbrown.co.uk](mailto:Andy.Gledhill@williamhbrown.co.uk)**

Offers should clearly state not only the sum offered, but the source of funding and timescales in which prospective purchasers would be able to exchange and complete on the purchase.

Offers should also include details of any conditions which are attached to the offer.

## Viewing days and information calls

Viewing days are to occur at the site accompanied by the agent. Please contact the branch for more information:

**Chelmsford@williamhbrown.co.uk**  
**01245 262 266**

### Site address

Sheepcotes Lane,

Little Waltham,

Chelmsford,

Essex

CM3 3LR

## New Homes Sales & Marketing Services

## Price

£350,000

In addition to providing full technical information on the site, William H Brown – Chelmsford, will be available to discuss and advise on all aspects of the New Homes Sales & Marketing process including an overview of current market trends and potential Gross Development Value of the proposed scheme.

[Chelmsford@williamhbrown.co.uk](mailto:Chelmsford@williamhbrown.co.uk)  
01245 262 266





For more information or to arrange a viewing please contact us on:

**William H Brown 12 Duke Street, Chelmsford, Essex CM1 1HL**

**Telephone: 01245 262 266 | Email: [Chelmsford@williamhbrown.co.uk](mailto:Chelmsford@williamhbrown.co.uk)**

#### AGENT'S NOTE:

The seller is under no obligation to accept the highest or indeed any offer on the site.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this, and the developer reserves the right to make these changes as and when required throughout the build stages of these properties. 6123/0725