



LINDSELL, DUNMOW

INDIVIDUAL SELF BUILD PLOTS

- PLOT 1 - £435,000, APPROX 963 M SQ
- PLOT 2 - £425,000, APPROX 780 M SQ
- PLOT 3 - £395,000, APPROX 780 M SQ
- RURAL VILLAGE LOCATION
- PLANNING PERMISSION FOR 4 BEDROOM DETACHED PROPERTIES
- WATER CONNECTION & ACCESS ROAD SUPPLIED

PROPOSED FLOORPLANS AND ELEVATIONS, PLOT 1 & PLOT 2:



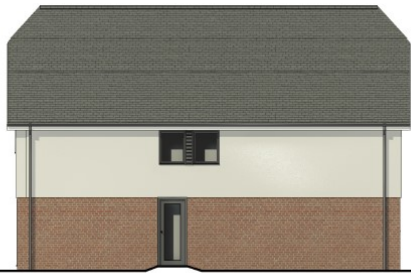
West
1 : 100



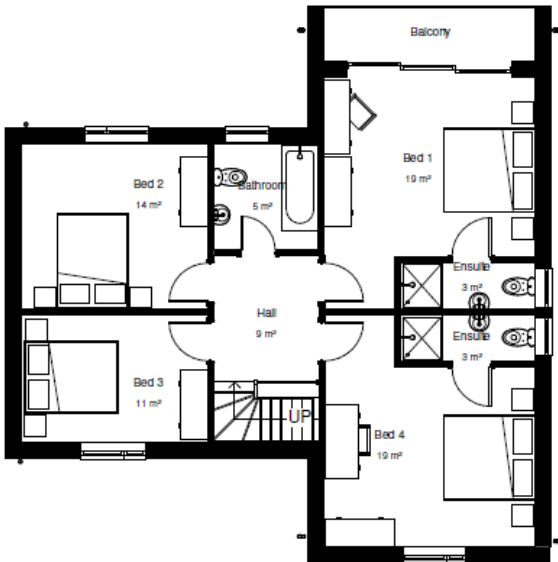
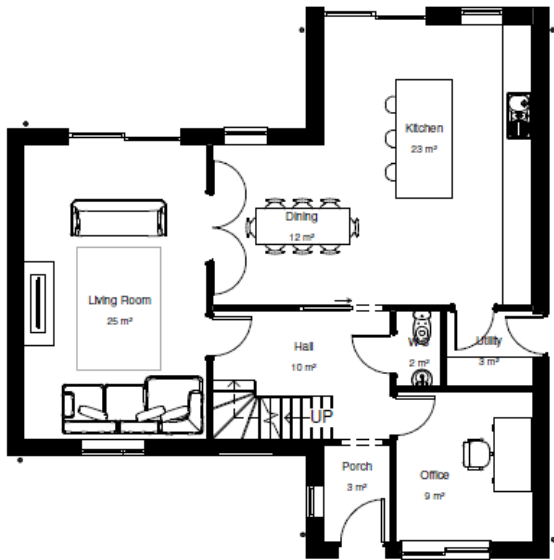
North (Refer to Site Layout Drawing)
1 : 100



East
1 : 100



South (Refer to Site Layout Drawing)
1 : 100



PROPOSED FLOORPLANS AND ELEVATIONS, PLOT 3:



South
1 : 100



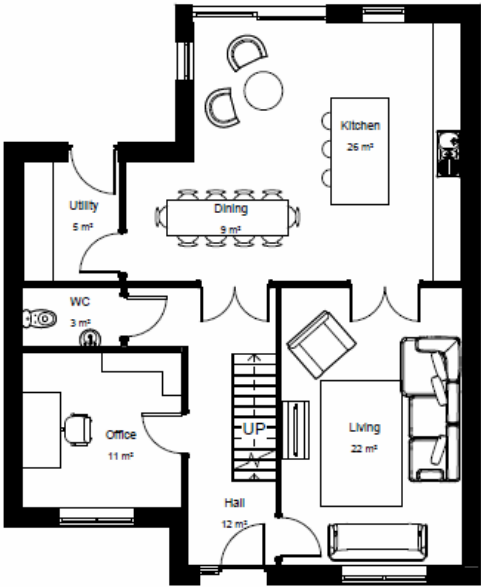
West
1 : 100



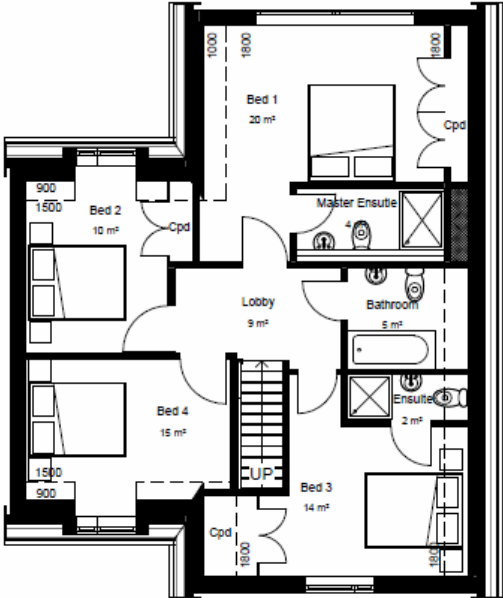
North
1 : 100



East
1 : 100

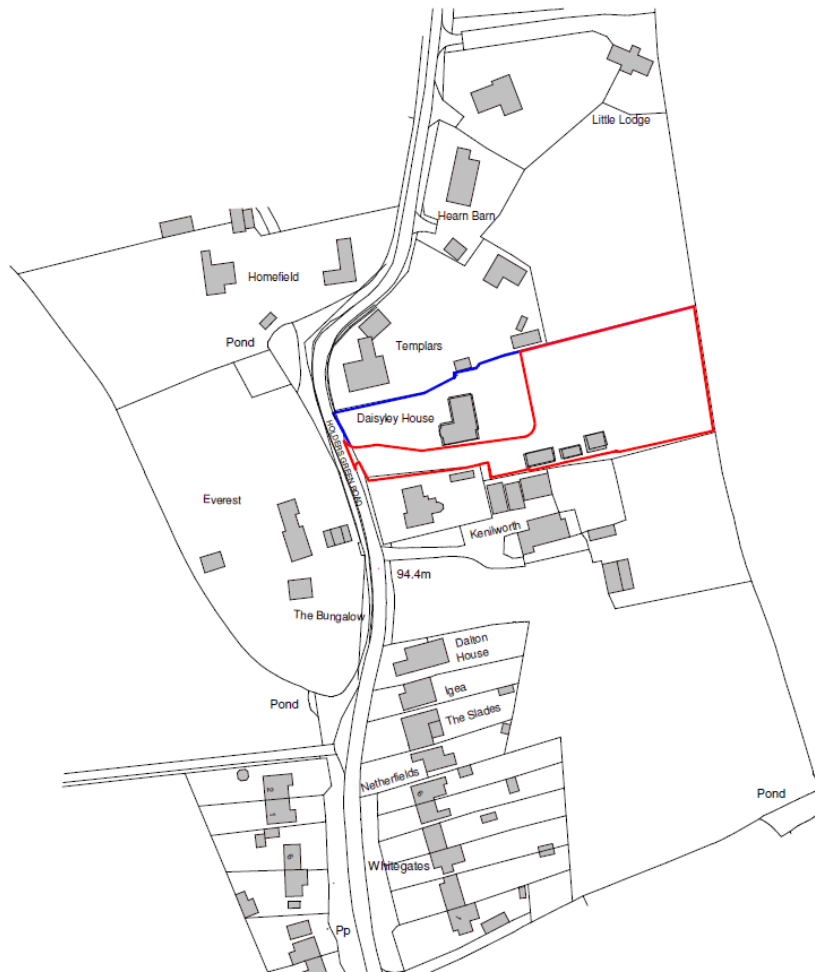


Ground Floor Plan
1 : 100

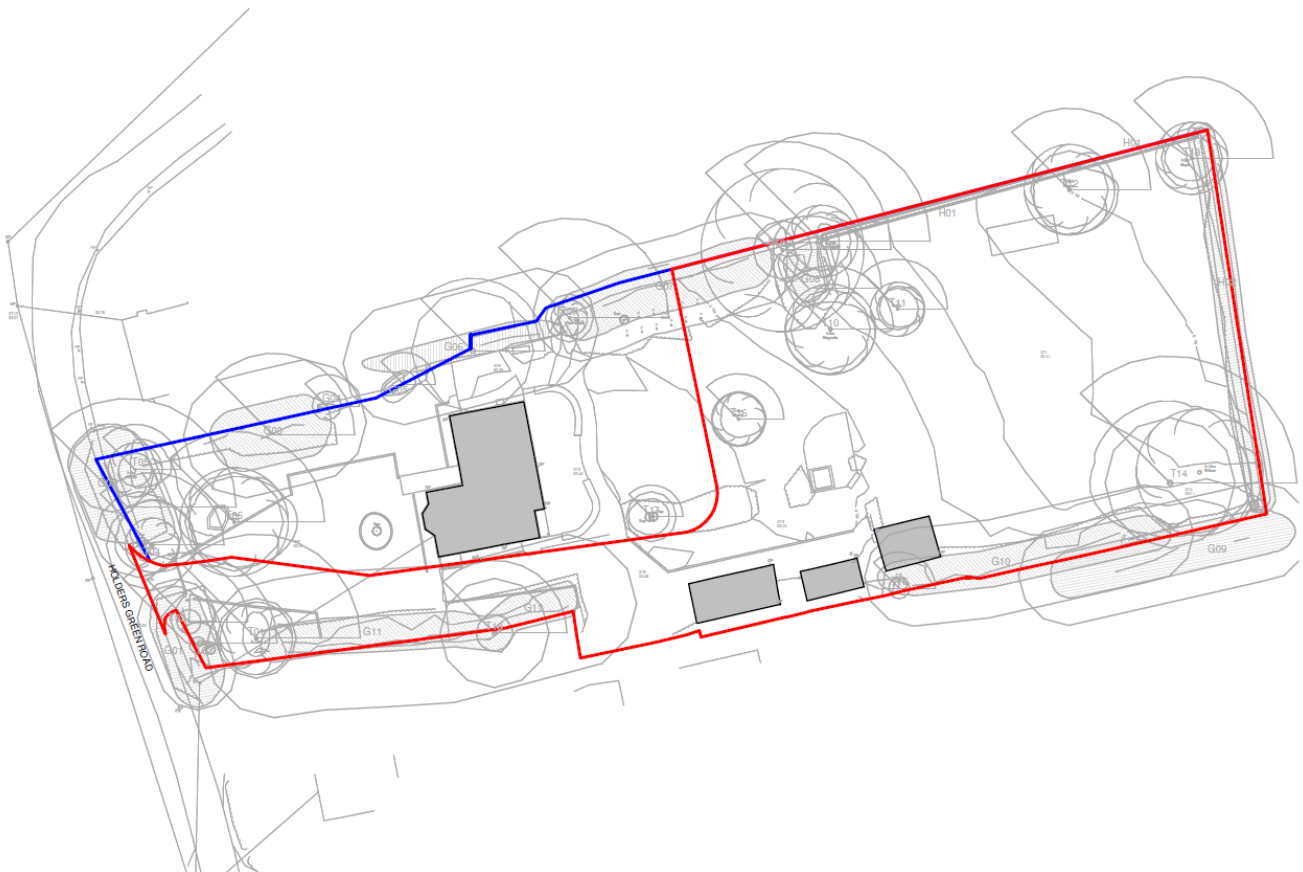


First Floor Plan
1 : 100

SITE LOCATION PLAN:



SITE LAYOUT AS EXISTING:



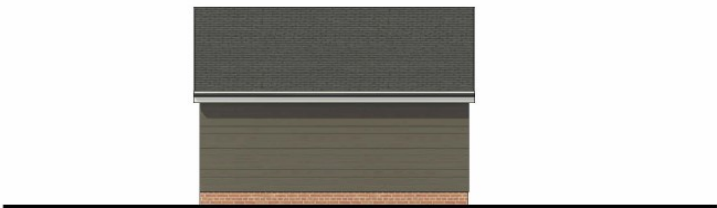
SITE LAYOUT AS PROPOSED:



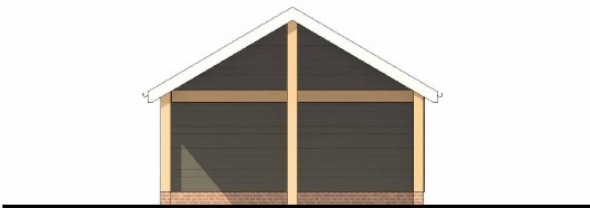
PROPOSED SITE SECTIONS:



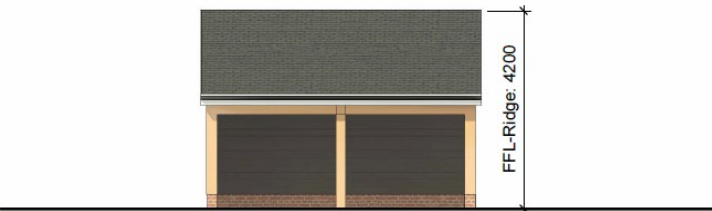
CARTLODGE PROPOSED FLOORPLANS & ELEVATIONS:



Rear Elevation



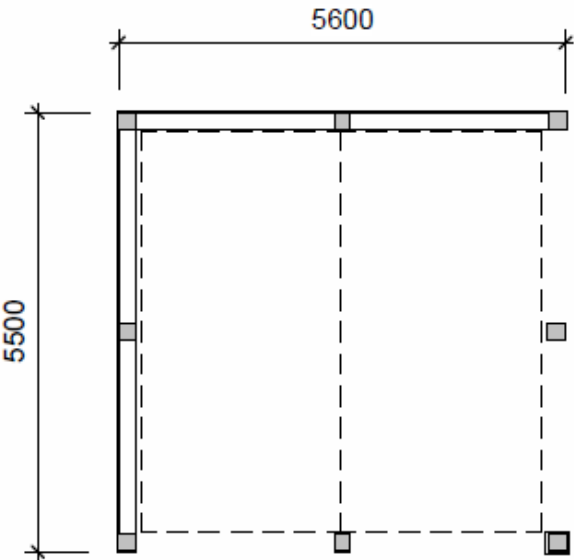
Side Elevation



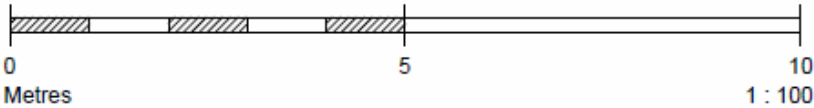
Front Elevation



Side Elevation

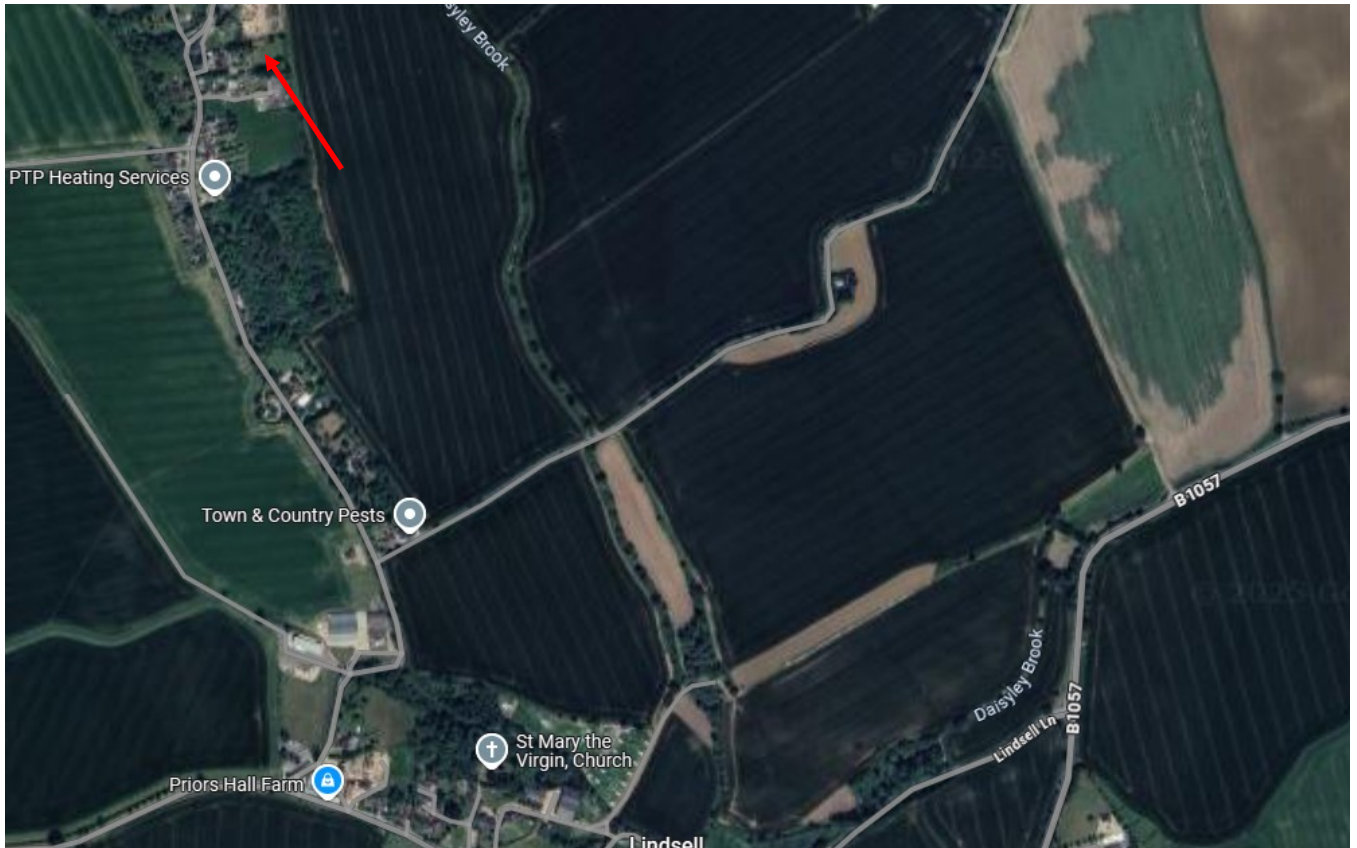


Proposed Floor Plan



GENERAL REMARKS & STIPULATIONS

The village of **Lindsell** offers a village cricket club and St Mary's Church. Great Dunmow is a short drive away and offers a wider range of schooling for both Junior and Senior year groups, boutique shopping and recreational facilities along with access, via the A120, to the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, as well as the M11 giving easy onward access to London and the North.



FULL PROPERTY ADDRESS

Daisyley, Lindsell, Dunmow, Essex, CM6 3QR

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 19/05/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?