



Residential Land: Dunmow

**Guide Price
£365,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

For Sale by Dedman Gray Auction 9th October 2024 12pm.

A former agricultural building plot extending to approximately 0.12 ha / 0.29 ac with full planning permission for two, four-bedroom semi detached houses overlooking open countryside. (Application Ref: UTT/24/0899/FUL)

DETAILS

A bare development plot extending 0.12 ha / 0.29 ac is offered for sale available by **Dedman Gray Auction 9th October 2024 12pm.**

Please note the existing barn structure is not included with this sale.

[CLICK HERE TO REGISTER AS A BIDDER](#)

LOCATION

Located adjacent to Poplars Lane which is accessed via the A1060. The site is located 2 miles outside of the village of Leaden Roding and an approximate 15 minutes drive away from historic market towns of Great

Dunmow and Bishop's Stortford and 18 minutes away from Stansted airport. The plot is approximately 10 minutes away from the A120, providing access to the M11 and Braintree, with the City of Chelmsford located approximately 30 minutes away.

What3words Reference: ///overlaps.scenes.ozone

TOWN & COUNTRY PLANNING

The local Planning Authority is Uttlesford District Council.

Full planning permission has been granted for the demolition of the existing agricultural building and construction of a pair of semi-detached four-bedroom dwelling. (**Application Ref: UTT/24/0899/FUL**).

See the planning pack or contact **Amy Randall** (01245 231123, a.randall@wnott.co.uk) for further information.

SERVICES

There are no services connected to the site. The Vendor understands there is fibre broadband and water close by in the highway and there is an electric supply to the entrance of the site.

However, prospective purchasers must make their own inquiries as to the suitability and availability of services.

RIGHT TO REMOVE

The Vendor reserves the right to remove the existing Dutch Barn and retain the structure for their own uses.

In the event that the Dutch Barn has not been removed 6 months after Completion of the sale, the Purchaser is within their rights to remove the Barn themselves.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the Vendor accept any responsibility

for any damage, injury or accident during viewing.

RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

ANTI MONEY LAUNDERING

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

JOINT MARKETING

For Sale via [Dedman Gray Auctioneers](#)

Contact 01702 311010 for further information.

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Land south of Langleys,
Poplars Lane, White Roding,
Dunmow, Essex, CM6 1RX

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