



**Residential Land: Henham Road,  
Hamperden End, Saffron Walden**

**Guide Price  
£1,100,000**

## CHELMSFORD OFFICE

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

**01245 231123**

Residential development opportunity for sale in Hamperden End near  
Saffron Walden.

5 Residential Units totalling 9,278 Sq Ft.

This exciting development offers a rare opportunity for the demolition  
of former agricultural buildings with and the construction of 5 new  
dwelling being a mixture of 2, 3 and 4 bedroom dwellings set within  
idyllic open countryside within reach of Saffron Walden, Bishop's  
Stortford and Dunmow.

[CLICK HERE FOR DETAILS OF ADDITIONAL LOTS AVAILABLE  
ON THIS SITE.](#)



## DETAILS

### LOCATION

Set within the peaceful hamlet of Hamperden End, Staines Farm is  
surrounded by open countryside within 6.9 miles of the town of Saffron  
Walden. Saffron Walden offers access to an array of independent shops,

cafe's and includes a number of schools including Saffron Walden County High School. Bishop's Stortford is 12.6 miles of the Property and Dunmow is 9.9 miles from the Property.

Stansted Airport is within 6.9 miles of the Property and the City of Cambridge is within approximately a 45 minutes drive of the property.

The property benefits from excellent transport links with Junction 8 of the M11 within approximately a 23 minute drive, Audley End Train Station is within 30 minutes and Elsenham Train Stations within 10 minutes of the property, offering direct rail line services to London Liverpool Street Station.

**Post Code: CB11 3NA**

**What3Words Reference: ///specifies.stage.stewing**

### **ACCESSIBILITY**

Staines Farm benefits from direct road access leading to Henham Road.

### **LOT 2 - FARMYARD DEVELOPMENT - £1,100,000**

Shaded Red on the attached plan within a plot extending to approximately 1.50 Ac

Full permission granted for five dwellings with a total size of 9,278 Sq Ft.

**Planning Reference: UTT/25/2144/FUL**

- Dwelling 1: 3/4 Bedroom, two storey, detached dwelling extending to 2,463 Sq Ft with two en-suites, two reception rooms, study, utility and kitchen dining room and three bay cart lodge.
- Dwelling 2: 2-Bedroom, semi, detached bungalow extending to 840 Sq Ft with open plan kitchen and living room.
- Dwelling 3: 3-Bedroom, two storey, terraced dwelling extending to 1,574 Sq Ft with open plan kitchen and living accommodation, en-suite, bathroom, utility room & WC.
- Dwelling 4: 2-Bedroom, semi, detached bungalow extending to 840 Sq Ft with open plan kitchen and living room.
- Dwelling 5: 4 Bedroom, two-storey, detached dwelling extending to 3,561 Sq Ft with open plan kitchen and dining room, living room, office, utility room, sun room, four en-suites and two bay cart lodge.

The Purchaser would be responsible for disconnecting the sewage pipe that serves the existing toilet and shower block.

The Purchaser will be responsible for relocating the oil tank serving Braemar if sold prior to Lot 1.

[CLICK HERE FOR DETAILS OF ADDITIONAL LOTS AVAILABLE ON THIS SITE.](#)

## **LEGAL SERVICES**

The neighbouring Lot 1: Braemar and the Farmyard are served by one shared water supply. The Purchasers of the Farmyard and Building plot will be responsible for installing their own water supplies.

We understand that electricity is connected to the farmyard.

### **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.

### **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.

### **ANTI MONEY LAUNDERING**

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

### **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.

**The contract will prohibit pre-completion free-standing transfers, novation's and/ or sub sales of any form.**

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