



Linden House, John Dane Player Court  
CB10 1LR



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Linden House

John Dane Player Court | Essex | CB10 1LR

## Guide Price £495,000

- Rare freehold opportunity in central Saffron Walden
- Outstanding potential for redevelopment or bespoke home creation
- Planning submitted for residential conversion and detached garage (UTT/24/3029/FUL)
- Income-producing asset – £22,000 p.a, with Lease in place until April 2029 with break option in 2027
- Private garden & off street parking
- Short walk to shops, schools and The Common

### The Property

A rare and compelling freehold opportunity, Linden House occupies a discreet yet highly convenient position just off East Street, within the established setting of John Dane Player Court.

### The Setting

Nestled in the heart of the historic market town of Saffron Walden, East Street offers a quintessential blend of medieval charm and modern convenience. Residents enjoy immediate access to a vibrant array of local amenities, ranging from the independent boutiques and cozy cafes lining the street to the essential services of the nearby High Street and the award-winning Saffron Walden Market, held twice weekly in the central square. For leisure and culture, the beautifully landscaped Bridge End Garden and the renowned Saffron Hall concert venue are within easy walking distance, while the local Waitrose and several highly-regarded schools provide effortless everyday utility. The area is exceptionally well-connected for commuters; the Audley End railway station is located just 2 miles away, providing direct rail links to London Liverpool Street in approximately 55 minutes and Cambridge in under 20 minutes. Additionally, the M11 motorway is accessible within a 15-minute drive (approx. 6 miles), and Stansted Airport is conveniently situated roughly 15 miles to the south, making East Street a premier location for those seeking a sophisticated rural lifestyle without sacrificing accessibility.

### The Accommodation

Currently arranged as a commercial premises, the accommodation extends to a series of well-proportioned office spaces, with four rooms at ground floor level alongside a kitchen and ancillary facilities, and two further generous rooms above. The layout, together with the building's inherent character and proportions, lends itself exceptionally well to conversion into an elegant private residence, subject to the necessary consents.





Planning has been submitted to facilitate a full change of use to residential, together with the addition of a detached garage (Ref: UTT/24/3029/FUL), unlocking the potential to create a thoughtfully designed home combining modern living with a central yet peaceful setting. The position offers an appealing balance of privacy and accessibility, with the town centre, The Common, well-regarded schools and everyday amenities all within a short walk.

From an investment perspective, the property is currently let on a lease expiring in April 2029, producing an income of £22,000 per annum, with a tenant break option in 2027. This provides both immediate income and a clear pathway for future development or owner occupation.

### Services

Mains electric, water and drainage are connected. Gas fired heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Detached

**Property Construction** – Brick built with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax**– TBC

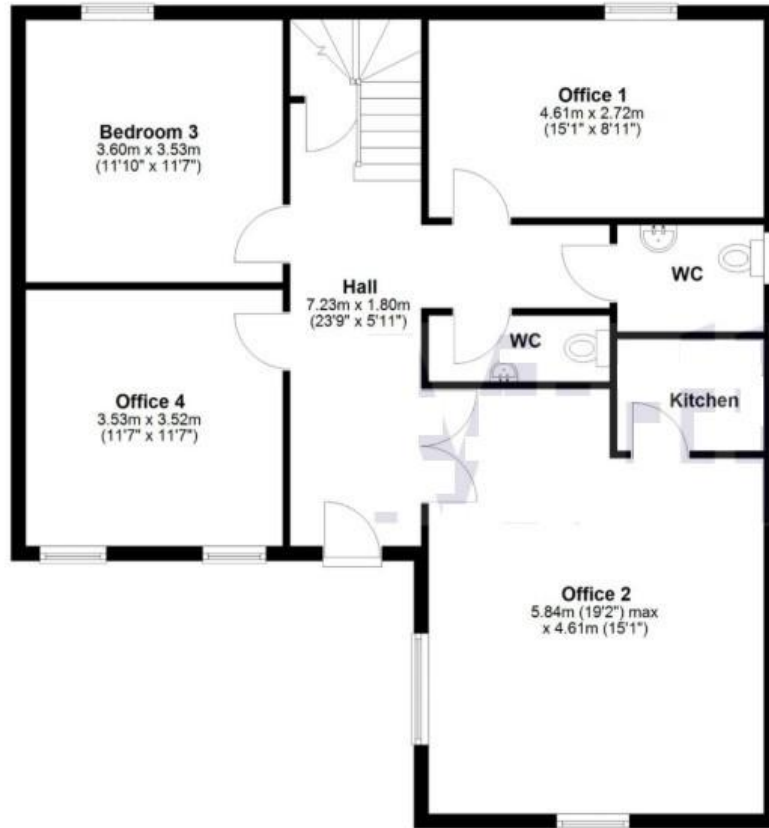
Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



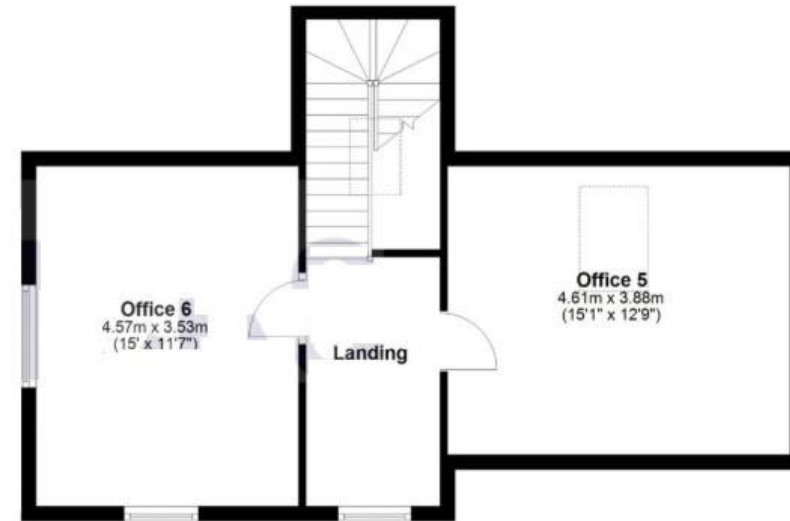
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### Ground Floor



### First Floor



Approx gross internal floor area 137 sqm (1475 sqft)

01799 668600

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