



Land Adjacent to Mead Hall, Little Walden Road  
CB10 1UX



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# Land Adjacent to Mead Hall

Little Walden Road | Saffron Walden | CB10 1UX

## Offers Over £1,000,000

- Premier development opportunity with the mature plot extending to approximately 1.9 acres of mature, tree-lined and surrounded by scenic open countryside
- Planning in principle granted for the creation of two dwellings - reference UTT/26/0596/PIP
- The site currently features a detached four-bedroom period house in need of modernisation
- Prime location on Little Walden Road, offering an ideal blend of peaceful country living just a short drive from Saffron Walden town centre

### The Property

An exceptional opportunity comprising a magnificent, private plot of 1.9 acres of mature, tree-lined grounds, completely surrounded by scenic open countryside. The site benefits from Planning in Principle for two dwellings under reference UTT/26/0596/PIP, in addition a detached four-bedroom period house nestled in the corner of the acreage offers a rare, versatile blank canvas.

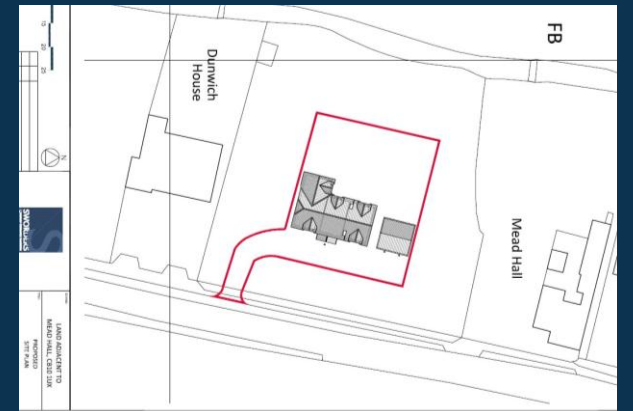
### The Setting

This opportunity is located in a highly regarded position, along Little Walden Road, enjoying a semi-rural feel whilst remaining conveniently placed for the amenities of Saffron Walden. This attractive and historic market town is widely recognised for its characterful streets, excellent independent shops, cafés and restaurants, together with a strong sense of community and a rich architectural heritage.

The area is particularly well served for schooling, with a number of highly regarded state and independent options nearby, making it an appealing choice for families. For commuters, the nearby Audley End railway station provides regular mainline services into London Liverpool Street, typically within the hour, whilst road links via the M11 offer straightforward access to Cambridge and London beyond.

Surrounding countryside is a notable feature of the location, with an abundance of footpaths, bridleways and open farmland on the doorstep, ideal for walking, cycling and outdoor pursuits. Despite this sense of rural tranquillity, the property remains well connected, striking an excellent balance between village living and accessibility.

Overall, the setting combines the best of both worlds—peaceful, green surroundings with the convenience and lifestyle offering of one of north Essex’s most sought-after market towns close at hand.





### The Accommodation

The property on site, Mead Hall offers a generous and well-laid-out footprint, but it is important to note that the house now requires a comprehensive programme of updating throughout. As it stands, the property provides a solid starting point rather than a finished home.

The ground floor is arranged around a central layout, with a large dual-aspect sitting room forming the main living space. This is a good-sized room with plenty of natural light, although it would benefit from modernisation. Two further reception rooms provide additional flexibility, whether as a dining room, study or family room,

The kitchen and adjoining spaces are functional but dated, and present clear scope for replacement or reconfiguration. There is good potential here to create a more open-plan kitchen/dining/living space, subject to the usual consents, which would significantly enhance the overall flow of the house.

One of the strengths of the layout is its flexibility. There is scope to create annexe-style accommodation if required, making the property suitable for multi-generational living or guest use once updated.



Upstairs, the first floor provides three generous bedrooms and a family bathroom. There is a further generous bedroom located on the second floor.

Overall, Mead Hall should be viewed as a property with strong underlying fundamentals—good space, a flexible layout and a desirable setting.

It presents a fantastic opportunity to modernise and add value, creating a home tailored to their own style and requirements.

## Outside

The overall plot offers a wonderfully natural and characterful setting, providing a sense of space and seclusion that is increasingly rare so close to Saffron Walden. Rather than being formally arranged, the grounds have an established, slightly rugged feel, with a variety of mature trees, shrubs and planting creating a rich and verdant backdrop throughout.

To the front, the plot is approached via a driveway providing ample off-road parking, complemented by a detached garage.

The overall feel is one of privacy and potential, with the established greenery providing both screening and atmosphere, whilst also presenting an excellent opportunity for an incoming purchaser to shape and enhance the grounds to their own vision.

## Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultra-fast broadband is available and mobile signal is ok.

## Tenure – Freehold

Property Type - Detached

Property Construction – Timber framed with screed and slate roof

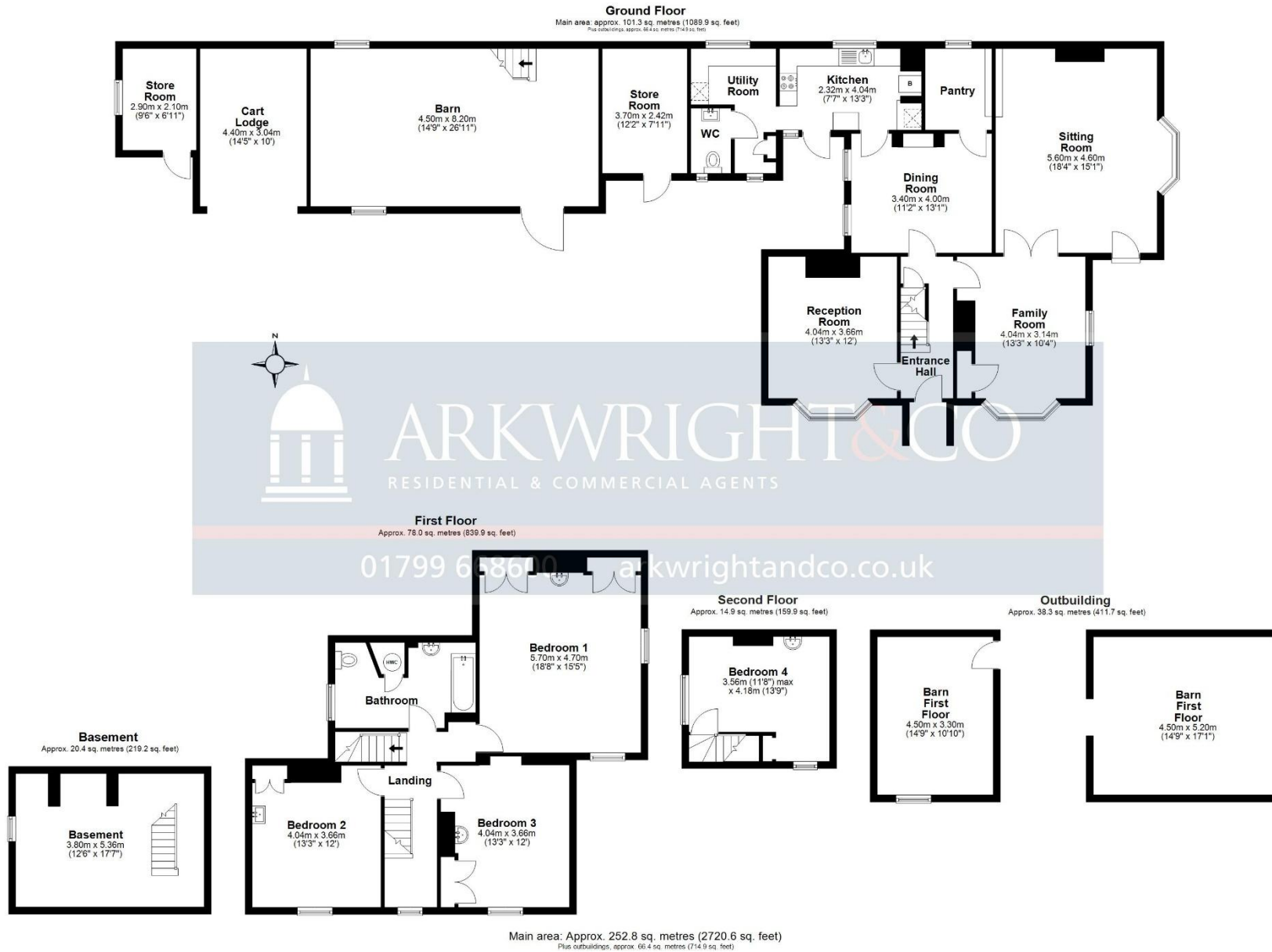
Local Authority – Uttlesford District Council

Council Tax – E









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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