



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

**Guide Price
£275,000**

CHELMSFORD OFFICE

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

01245 231123

Residential development opportunity with up to 8 acres of additional land available.

Opportunity to develop a detached, three bedroom property with countryside views, extending to 2,500 Sq Ft 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

Lot 3 benefits from a separate road access leading to Henham Road.

LOT 3 - BUILDING PLOT - £275,000

Shaded Blue on the attached plan.

Extending to approximately 0.66 Ac

Garden and former caravan site with full planning permission granted for upgrading the existing access and for a three bedroom, detached dwelling, circa 2,500 Sq Ft (Application Reference: **UTT/25/2887/FUL**).

Consented For:

Ground Floor:

- Entrance Hall
- Open Plan Living and Dining Area
- Utility Room with Pantry
- Home Office
- WC
- Living Room

First Floor:

- Bedroom 1: Double bedroom with en-suite, dual aspect with wardrobes.
- Bedroom 2: Double bedroom with ample wardrobe.
- Bedroom 3: Double bedroom with ample wardrobe, en-suite and dual aspect.

LEGAL

SERVICES

Braemar and the Farmyard are served by one shared water supply. The Purchasers of the building plot (Lot 3) will be responsible for installing their own water supply and sewerage system. They will also be responsible for relocating the electricity cables that cross the plot.

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.

There will be a right of way over the driveway access for the Purchasers of Lot 1 to access Braemar and for access to the adjoining farmland (Lot 4).

The Purchaser of Lot 3 will be required to remove the Summer House.

Rights will be reserved for the Purchaser of Lot 1 to relocate services under the driveway if required.

A will be reserved for Lot 1 to lay a foul drainage pipe over Lot 3, if required.

Purchasers of Lot 3 will be required to install a hammerhead driveway to Lot 1.

ANTI MONEY LAUNDERING

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

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.

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.

