



Wicken Road, Clavering, CB11 4QT

CHEFFINS

Wicken Road

Clavering,
CB11 4QT

DEVELOPMENT OPPORTUNITY

- CASH BUYERS ONLY -

A detached, timber framed bungalow of approximately 1,075 sqft set on a mature plot of approximately a third of an acre, offering opportunity for redevelopment. Located in a highly sought-after village and offered chain free.

LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

3 1 2

Guide Price £450,000





A redevelopment opportunity set within a third-of-an-acre plot with existing outbuildings. The current accommodation extends to circa 1,075 sq ft and comprises three bedrooms, two reception rooms, a kitchen, a utility/store, a cloakroom, and a bathroom.

Due to non-standard timber framed construction, the property is deemed unmortgageable (cash buyers only), but offers tremendous scope for a replacement dwelling or multiple-unit development, subject to obtaining planning permission.

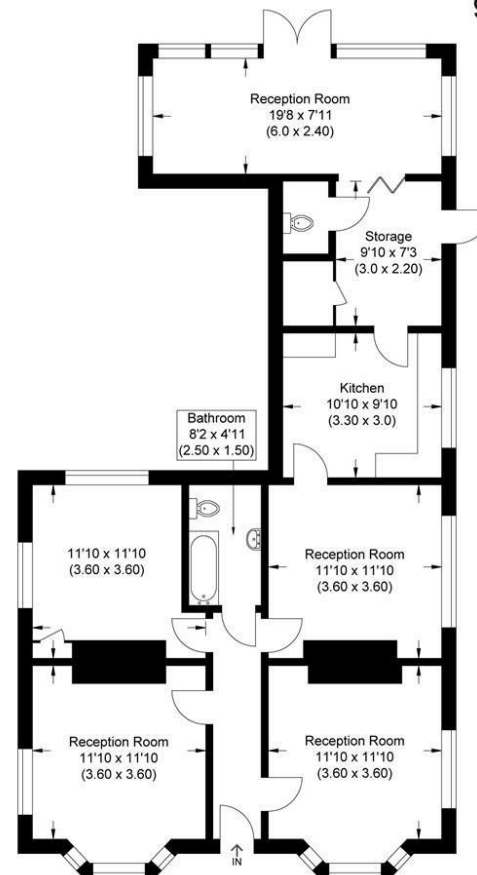
The property is located in a highly sought-after and well-served village, within easy access of the local amenities.

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area
99.86 sq m / 1074.88 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	80
EU Directive 2002/91/EC		

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Tenure – Freehold

Council Tax Band – E

Local Authority – Uttlesford

Illustration for identification purposes only, measurements are approximate, not to scale.

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.



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