DANIEL BREWER

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk













STORTFORD ROAD, LEADEN RODING, DUNMOW

GUIDE PRICE £550,000

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- Prime Development Opportunity Located Off A Private Lane In The Peaceful Village Of Leaden Roding
- Plot 1 Proposed Four Bedroom Detached Family Home Extending To Approximately 1,453 Sq. Ft.
- Plot 3 Proposed Three Bedroom Detached Family Home Extending To Approximately 1,280 Sq. Ft
- Private Gardens And Driveway Parking Proposed For Each Dwelling
- Attractive Rural Setting Surrounded By Open Countryside In A Peaceful Village Location
- Full Planning Permission Granted On 26th September 2025 Under Planning Reference UTT/25/1654/FUL
- Plot 2 Proposed Four Bedroom Detached Family Home Extending To Approximately 1,593 Sq. Ft
- Three Detached New-Build Homes Designed As Spacious Two-Storey Family Properties
- Additional Land Available To Purchase By Separate Negotiation
- Viewings Strictly By Appointment Only. Contact Daniel Lodge On 01371 856 585 Or Email daniel@danielbrewer.co.uk To Arrange A Viewing.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

****Development Opportunity****

Building Plot with Planning Permission for Three Detached Homes – Leaden Roding

Situated off a private lane in the peaceful village of Leaden Roding, this exciting development opportunity comprises a building plot with full planning permission granted for the construction of three detached new-build homes.

Planning permission was granted on 26th September 2025 under planning reference UTT/25/1654/FUL.

The proposed development comprises three spacious, two-storey family homes:

Plot 1: A four bedroom detached home extending to approximately 1,453 sq. ft.

Plot 2: A four bedroom detached home extending to approximately 1,593 sq. ft.

Plot 3: A three bedroom detached home extending to approximately 1,280 sq. ft.

Each property is designed to benefit from a private garden and driveway parking, with the development enjoying an attractive rural setting surrounded by open countryside.

There is also an opportunity to purchase additional land by separate negotiation, offering further potential for interested purchasers, subject to any necessary consents.

An excellent opportunity for developers or self-build purchasers seeking a project in a peaceful village location.

Viewings are strictly by appointment only. For further information or to arrange a site visit, please contact Daniel Lodge on 01371 856 585 or email daniel@danielbrewer.co.uk.

Location Summary

Set amidst the beautiful Essex countryside, Leaden Roding and the neighbouring villages of High Roding, White Roding, Aythorpe Roding and Margaret Roding offer an idyllic rural lifestyle, with picturesque country walks, charming village surroundings and a strong sense of community.

The village benefits from a useful range of local amenities, including a village store, primary school, mechanics and car sales garage, combining everyday convenience with traditional village charm. The historic church, village hall and cricket pitch provide a focal point for community life, while the surrounding villages are home to a selection of traditional pubs, perfect for enjoying the friendly and welcoming atmosphere of this sought-after corner of Essex.

Ideal for families and those seeking a more relaxed pace of life, Leaden Roding offers the best of countryside living without sacrificing accessibility. The nearby towns of Great Dunmow, Chelmsford and Bishop's Stortford provide a wider choice of shopping, leisure and everyday amenities, making the area an appealing choice for those looking to balance rural tranquillity with modern convenience.

With its attractive countryside setting, traditional village character and strong community spirit, Leaden Roding and its neighbouring villages offer a wonderful opportunity to embrace the very best of rural Essex living.

Planning Overview

Erection of 3 no. dwellings including hard and soft landscape works following demolition of existing barns.

The planning application was granted on the 26th September 2025.

Please visit Uttlesford District Planning Search and use the application Ref:- UTT/25/1654/FUL.

For any further information, please contact Daniel Brewer Estate Agents on (01371) 856585.

Agents Notes

The land is being offered on an unconditional basis and the current owners are not willing to consider conditional offers.

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