Hempstead Road, Steeple Bumpstead, CB9 7DY

CHEFFINS

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Hempstead Road

Steeple Bumpstead, Haverhill, CB9 7DY

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Guide Price £650,000

- Outline Planning Consent For 5 Dwellings
- Delightful Rural Position
- Little To No BNG Costs Anticipated
- Up To 7,194 sq.ft Permitted

A residential development site benefitting from outline planning consent for the erection of 5 dwellings

LOCATION

Steeple Bumpstead is a picturesque rural village on the Essex–Suffolk–Cambridgeshire border, about 20 miles from Cambridge and 10 miles from Saffron Walden. The site is located just outside the main village and occupies a peaceful and private position behind a copse of trees with an outlook over adjacent farmland.

The land is located off Hempstead Road and extends to approximately 1.2 acres/ 0.49 hectares. (STS) Outline planning permission has been granted for 5no residential dwellings and the demolition of existing agricultural buildings, with matters of appearance, layout and landscaping reserved. The current outline consent expires in May 2027 and therefore a reserved matters application should be applied for before May 2027 in order to keep the current consent live.

Planning Consent

Outline planning permission was granted by Uttlesford on 3rd May and Braintree on 14th May under references- UTT/23//2576/OP and 23/02580/OUT respectively. Both decision notices grant outline planning permission with all matters reserved, apart from access and scale for the erection of 5 dwellings and associated work and the demolition of the redundant agricultural buildings.

The planning permission includes pre-implementation and pre-occupation conditions.

The proposed combined floor area across all 5 properties is 668.60 sq.m GIA (7,194 sq ft). Externally, the individual plots have their own front and rear gardens and car parking in the form of new cart lodges for all units. The proposed cart lodges have a combined floor area of 249 sqm (2,679 sq.ft). The application proposes to utilise the existing access

THE SITE

The site is accessed from the B1054 and forms part of a larger agricultural farm. The site comprises former agricultural buildings that are no longer utilised by the farm, along with a farm track. The site is surrounded by farmland, with the B1054 on the northern boundary and the existing farmyard and farmhouse on the eastern boundary. The access to the site sits within Braintree District Council and the remainder of the site is within Uttlesford District Council.

ACCESS

Access to the land will be via the existing access off the B1054 as proposed by the approved highways drawings.

TENURE AND OCCUPATION

The land is available freehold with vacant possession.

METHOD OF SALE

The site is offered for sale by private treaty

Guide Price £650,000
Tenure - Freehold
Council Tax Band - Exempt
Local Authority - Braintree

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.