



Hempstead Road, Haverhill, CB9 7DY



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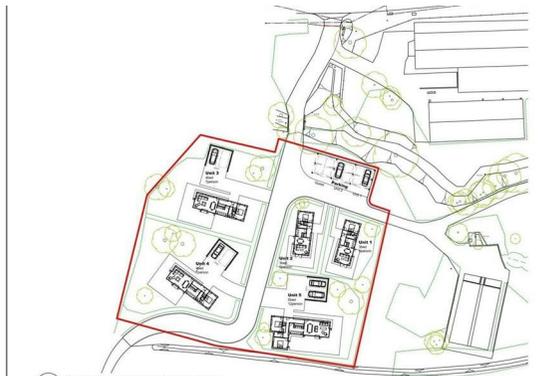
- Class Q Development Site
- Outline Planning Consent For 5 Dwellings
- Delightful Rural Position
- Little To No BNG Costs Anticipated

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



Guide Price £700,000





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.

Location

The site is located about 1 mile southeast of the centre of Steeple Bumpstead, a thriving and picturesque South Cambridgeshire village within close proximity to Saffron Walden (10 miles) and Cambridge. (18 miles). The village benefits from two pubs, convenience store/petrol station with parcel drop off point, a day nursery, pre-school, primary school, a library, and an antiques shop. The market town of Haverhill is nearby and can provide a range of wider facilities and services.

There are bus links within the village offering connections to nearby towns and Audley End train station has direct rail services to Cambridge, Stansted Airport and London Liverpool Street.

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 from the B1054, although with minor improvements.

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

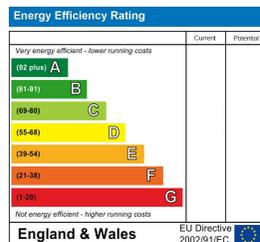
Access to the land will be via the existing access off the B1054 as proposed by the approved highways drawings.

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 £700,000

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