

Thaxted Road | Debden, Saffron Walden

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Development opportunity at Thaxted Road, Debden, Saffron Walden, CB11 3LW

Totaling over 7 acres on the edge of this popular village, the opportunity comprises 2.3 Acres of development land with the benefit of planning consent for 25 units and a further 5 acres with further development potential. The site therefore represents both an immediate and longer term opportunity.

An excellent opportunity to acquire residential development land located approx. 17 miles from Cambridge and approx. 3 miles from Saffron Walden, a historic market town with a range of amenities. The quintessential Essex village of Debden offers a Primary School (rated 'Good' by OFSTED in 2023), The Plough Pub/Restaurant, playing fields/park with tennis courts and a village Church.

Audley End and Newport rail stations are approximately 2 miles away offering direct links to Cambridge and London Liverpool Street with the M11 and A11 offering strong road links.



Site plan under the current planning consent

The Opportunity

The land can be defined by three separate sections.

Section highlighted in red- development land with planning consent for 25 properties (15 private and 10 affordable).

Section highlighted in yellow- has additional Strategic Housing and Employment Land Availability Assessment (HELAA) land assessment.

Section highlighted in blue- Amenity Land which is suitable for the site's BNG provision.



Planning

Details can be found on Uttlesford District Council planning portal using reference:

UTT/25/1160/DFO Details following outline application UTT/20/0264/OP for the erection of 25 no. private and affordable dwellings - details of access, appearance, landscaping, layout and scale.

Consent was granted on 31 July 2025 with condition 1 requiring the site to commence no later than the expiration of two years from the date of the decision.

Method of Sale

The land is offered for sale by private treaty as a whole.

Offers are invited to be submitted no later than Friday 21st August 2026.

Wayleaves, Easements, Covenants & Rights Of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

The adjoining agricultural land owner to the West benefits from a right of access for agricultural purposes, at all times, from Thaxted Road.











CONTACT AND VIEWINGS
The land can be viewed by prior arrangement with the Sole Agents.

what3words:
///varieties.riverboat.depths

Cheffins, 1-2 Clifton House Clifton Road, Cambridge, CB1 7EA









Data Room

All plans and Cheffins pricing report can be accessed via username and password. Please contact Cheffins for these details.

Tenure & Possession

The land is offered for sale with vacant possession.

VAT

The land is not currently elected for VAT



Proposed Street Scenes



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

Cheffins Residential Development, 1-2 Clifton House Clifton Road, Cambridge, CB1 7EA
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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 you r decision to buy, please contact us before viewing the property.

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