

Langley Upper Green,
CB11 4RY

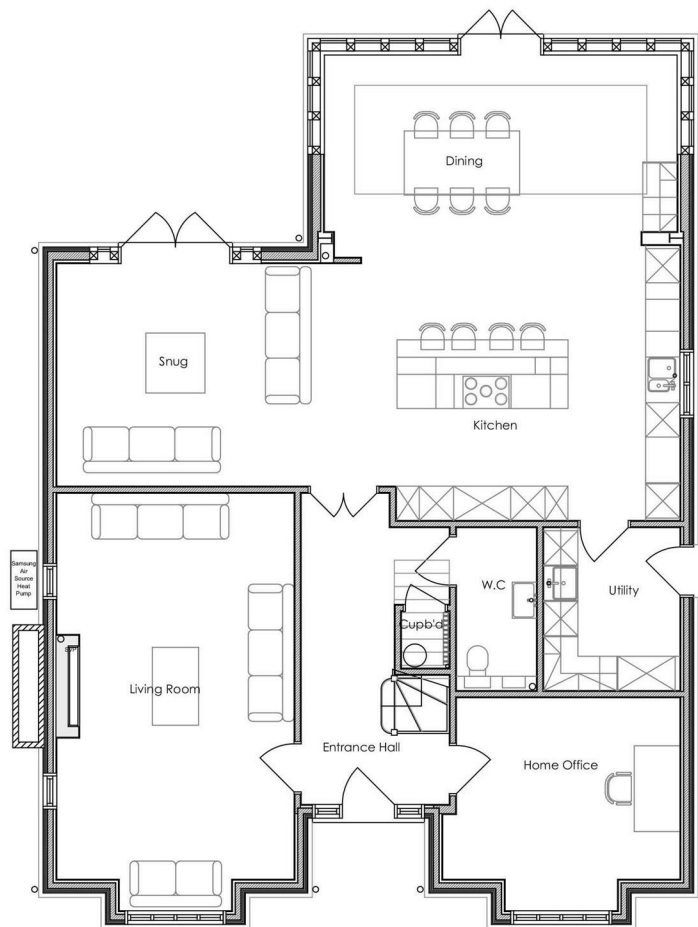
- Building plot
- Planning Permission for a detached home
- Garage and off-street parking
- Private rear garden
- Tranquil location within a sought-after village
- Neighbouring plot also available to purchase

An opportunity to acquire a building plot with full planning permission for a four bedroom detached dwelling with garage and private garden. The plot is located in a highly sought-after village location.

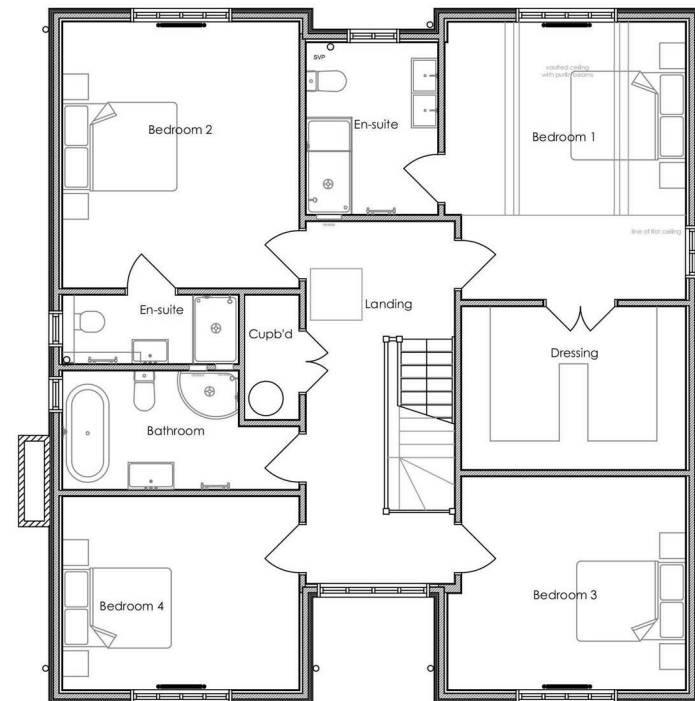
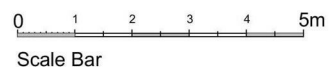
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Guide Price £450,000

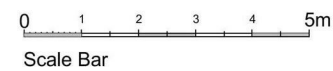




1:100 Ground Floor



1:100 First Floor



LOCATION

The village of Langley Upper Green is a small hamlet surrounded by open countryside. It is only 3.5 miles from Clavering which has a local store, the highly acclaimed Cricketers Public House and Restaurant, The Fox and Hounds Public House and a Primary School. The market town of Saffron Walden is within 9 miles and Bishops Stortford is within 11 miles. Road links to London and Cambridge are accessible at Junctions 8 and 9 of the M11 and A10. Audley End station is around 6 miles away with fast trains to London Liverpool Street (55 mins).

PLANNING PERMISSION

Full details can be found on the Uttlesford Planning website under reference UTT/22/2408/FUL. The footings for one of the garages have been laid, therefore the planning approval is held in perpetuity.

DESCRIPTION

An opportunity to acquire a building plot with PLANNING PERMISSION for a detached dwelling with garaging and private garden. The plot is set off a quiet lane within this sought-after village.

PLOT 2 (GIA 260m²) – Proposed accommodation comprises:

Ground floor – Entrance hall, cloakroom, living room, home office, utility room, large open plan kitchen/dining room/snug with bi-folding doors opening to the garden.

First floor – Landing, large principal bedroom with dressing room and en-suite, double bedroom with en-suite, two further double bedrooms and family bathroom.

The plot has provision for ample parking with a garage and a private garden to the rear.

The neighbouring plot (Plot 1) is also available to purchase at Guide Price £435,000. Both plots can be purchased together at Guide Price £885,000.

AGENT'S NOTES

- Tenure – Freehold
- Council Tax Band – n/a
- Property Type – Building Plot
- Property Construction – n/a
- Number & Types of Room – Please refer to the floorplans
- Square Footage – Plot 2 circa 2,798 sqft
- Parking – Garage & driveway

UTILITIES/SERVICES

- Electric Supply – To be connected
- Water Supply – To be connected
- Sewerage – To be connected
- Heating – n/a
- Broadband – Fibre to the Property available in area
- Mobile Signal/Coverage – OK

- Flood risk – Very low
- The plot has a right of access over the main driveway
- Restrictions – See conditions applied to the approved planning ref UTT/22/2408/FUL
- There is a further plot to the rear with planning permission for development

VIEWINGS

By appointment through the Agents.



Guide Price £450,000

Tenure – Freehold

Council Tax Band – Exempt

Local Authority – Uttlesford

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.



CHEFFINS