



Tye Green, Wimbish, CB10 2XE

CHEFFINS

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Wimbish,
CB10 2XE

An opportunity to acquire a building plot with FULL PLANNING PERMISSION for a detached, three bedroom dwelling with a generous rear garden and off-street parking. The plot is set on the edge of the village, adjoining open countryside.

LOCATION

Wimbish is a well-located village, approximately 4 miles south-east of the fine old market town of Saffron Walden and within easy reach of mainline stations to Liverpool Street and Cambridge and the M11 access point connecting the M25, the A14 and A1. Stansted Airport is approximately 10 miles to the south. Wimbish has its own inn / restaurant, well-regarded primary school and parish church. The village of Radwinter is just over a mile away with further amenities including primary school, church and restaurant.

3 2 2

Guide Price £145,000





PLANNING PERMISSION

Full Planning Permission has been granted for the erection of a thoughtfully-designed, three bedroom detached dwelling off-street parking. Full details can be found on the Uttlesford District Council Planning website under reference UTT/24/0069/FUL.

DESCRIPTION

An opportunity to acquire a building plot measuring approximately 0.15 of an acre with planning for the erection of a 3 bedroom, two storey, detached residence.

The plot is located on the edge of the village, backing onto the village playing fields and adjoining open farmland.

Proposed accommodation comprises:

Ground floor – Entrance hall, cloakroom, sitting room and kitchen opening to the dining room.

First floor – Landing, two double bedrooms (one with en-suite), one single bedroom and family bathroom.

Outside is a shared driveway providing access to the off-street parking and a generous, south-west facing garden.

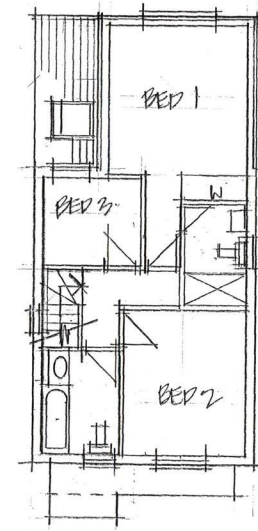
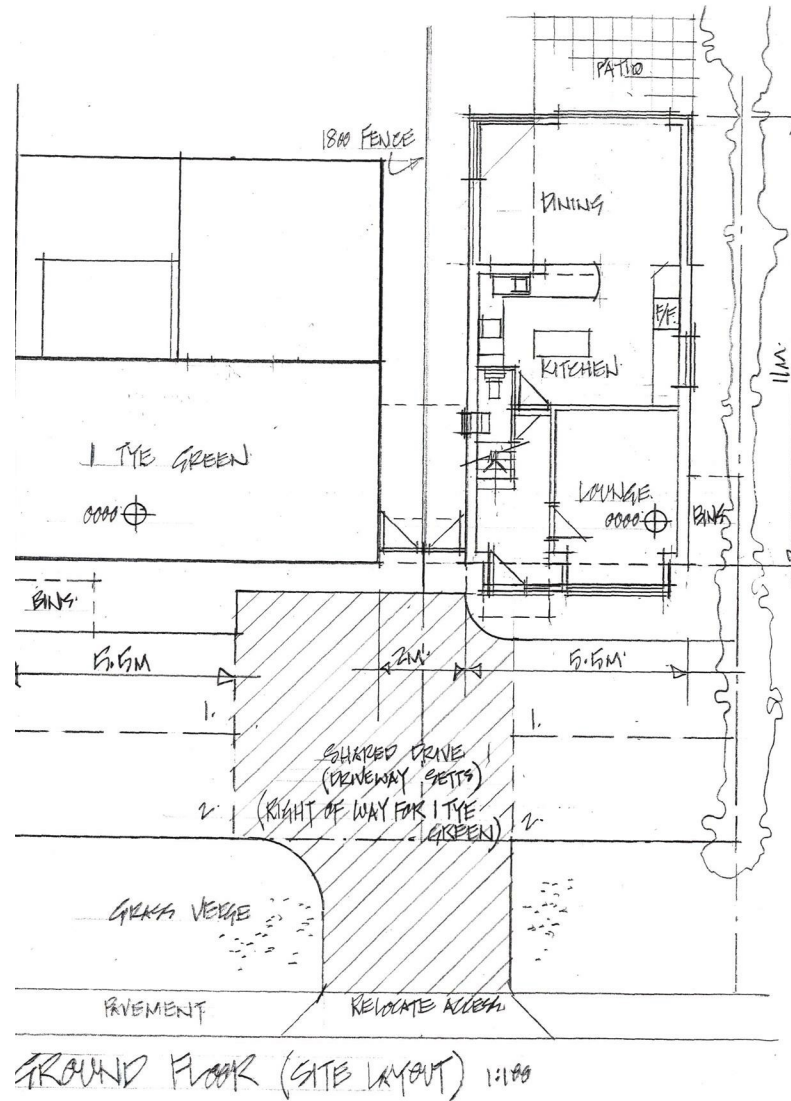
AGENT'S NOTE

- Tenure – Freehold (The plot is set over two Titles: AA81363 and EX966803)
 - Rights of Way, Easements, Covenants – A restrictive covenant exists on Title No AA81363. An indemnity insurance policy is in place in respect of this covenant.
 - Property Type – Building Plot/Land
 - Square Footage – Proposed new dwelling approx. 1,180 –1,400 sqft
 - Parking – Driveway
- UTILITIES/SERVICES
- Electric Supply – To be connected
 - Water Supply – To be connected
 - Sewerage – To be connected
 - Heating – To be connected
 - Broadband – To be connected (FTTP available in area)
 - Mobile Signal/Coverage – Good

The CGI image of the front elevation has been generated for illustrative purposes only.

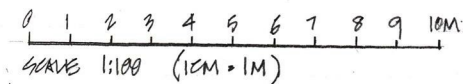
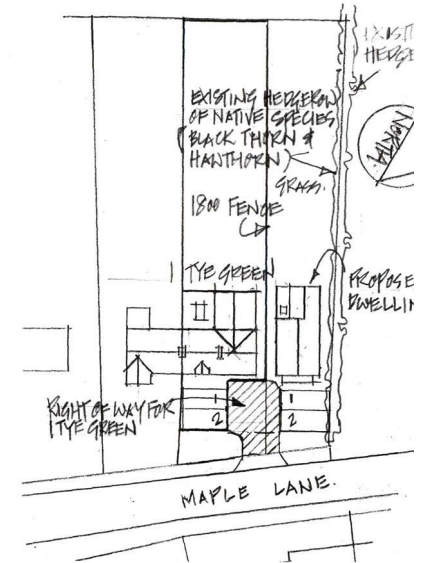
VIEWINGS

By appointment through the Agents.



FIRST FLOOR PLAN 1:100

BLOCK / ROOF PLAN 1:500



Guide Price £145,000

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.



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