

Redgates Lane, Sewards End, CB10 2LW

CHEFFINS

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Sewards End,
CB10 2LW

4 2 3

Guide Price £895,000



- Approval for three detached homes UTT/25/0525/FUL
- Each dwelling has an approximate gross internal area (GIA) of 280 m²
- Four bedroom designs
- Driveway and integral garage for each unit
- Idyllic village location
- Approx 0.7 of an acre plot

An exceptional opportunity to acquire an approximately 0.7 of an acre building plot with full planning permission for three detached four-bedroom dwellings, each offering an approximate gross internal area (GIA) of 280 m². The site occupies a picturesque village location, enjoying attractive views across the surrounding countryside.









LOCATION

The well regarded village of Sewards End is conveniently located 1.5 miles east from the market town of Saffron Walden which offers excellent shopping and schooling R A Butler (infant and junior) and The County High (secondary) plus recreational facilities including a Tesco Superstore and leisure centre with swimming pool. Audley End main line station offering a commuter service into London's Liverpool Street is 3 miles away and the M11 access at Stump Cross (Juntion 9) is 6 miles distant.

PLANNING PERMISSION

This triple building plot, measuring approximately 0.7 of an acre, has full Planning Permission for the erection of three detached 4 bedroom dwellings with garages. Full details can be found on the Uttlesford District Council Planning website under reference UTT/25/0525/FUL.

DESCRIPTION

The plot is located on the edge of the village, within close proximity of Saffron Walden.

Each property has a GIA of 280 m² with accommodation comprising:

Ground floor - Entrance hall, cloakroom, office, reception room, open plan kitchen/dining room, pantry and utility room.
First floor - Landing, master bedroom with dressing room and en suite, three further double bedrooms with dressing rooms and a family bathroom.

All properties benefit from a driveway, garage and a rear garden.

AGENT'S NOTES

Agent's Estimated Gross Development Value (GDV): Based on an anticipated sale price of £4,198 per m² (equivalent to £390 per sq ft), each dwelling, extending to approximately 280 m² (GIA), is estimated to achieve a value of £1,175,000, resulting in a total estimated Gross Development Value (GDV) of £3,525,000.

The figures provided are indicative only and have been prepared based on information available at the time of marketing. They should not be relied upon as a guarantee of achievable values or development costs. Interested parties should undertake their own due diligence and satisfy themselves regarding planning permissions, build costs, market conditions, measurements, specifications, and all other relevant matters. All areas, dimensions, values and descriptions are approximate and subject to verification.

MATERIAL INFORMATION

- Tenure - Freehold
- Council Tax Band - N/A
- Property Type - Triple Building Plot
- Property Construction - N/A
- Number & Types of Room - Please refer to the floorplans
- Square Footage - Approx. 3,014 for each proposed new dwelling
- Parking - Garages & driveways

UTILITIES/SERVICES

- Electric Supply - To be connected
- Water Supply - To be connected
- Sewerage - To be connected
- Heating - N/A
- Broadband - FTTP available in area
- Mobile Signal/Coverage - OK

RIGHTS OF WAY, EASEMENTS, COVENANTS

- We have been made aware this property does contain restrictive covenants - please refer to the land registry title

VIEWINGS

By appointment through the Agents.

Plot 1



Proposed Ground Floor Plan
Scale @ 1:100



Proposed First Floor Plan
Scale @ 1:100

Plot 2



Proposed Ground Floor Plan
Scale @ 1:100



Proposed First Floor Plan
Scale @ 1:100

Plot 3



Proposed Ground Floor Plan
Scale @ 1:100



Proposed First Floor Plan
Scale @ 1:100

Guide Price £895,000
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.

8 Hill Street, Saffron Walden, CB10 1JD I 01799 523656 I cheffins.co.uk

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.