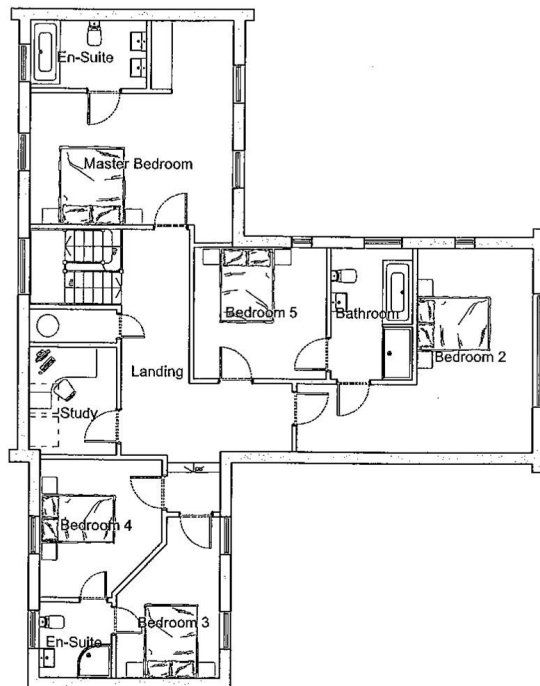
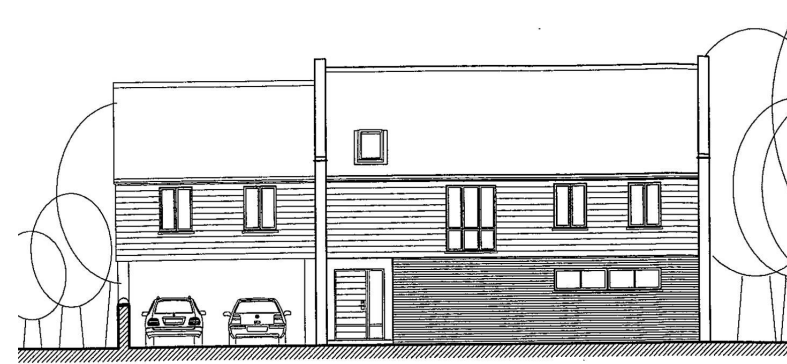


Ground Floor



First Floor



Front Elevation



Back Elevation

**Two Building Plots For Sale
Great Chesterford**

£800,000

0.4 acres (approx)

*Planning permission for two substantial
214m² (2,300 sq.ft.) family homes*

*Green field garden land to the rear of country
house*

Separately accessed from the B184

SNOW WALKER CHARTERED SURVEYORS
53 HIGH STREET SAFFRON WALDEN ESSEX CB10 1AR

SNOW WALKER

01799 521761 www.snow-walker.co.uk

2 Building Plots
Chesterford House
High Street
Great Chesterford
Saffron Walden
CB10 1PL

The Premises

Rare opportunity to acquire two green-field garden land building plots for sale in the prestigious village of Great Chesterford to the rear of a country house being 214m² (2,300 sq.ft.) family homes. Separately accessed from the B184 in the prestigious village of Great Chesterford. 61m (200ft.) depth x 26m (85ft.) width.

Location

Great Chesterford is situated 5 miles from the market town of Saffron Walden, 10 miles south of the University city of Cambridge, one mile from Junction 9 of the M11 and 12 miles from Stansted International Airport. The railway station is located on the village fringe providing high speed rail access to London Liverpool Street and Cambridge Central. Grid reference TL5143

Planning

The plots were granted planning permission on 21st June 2019 under Application No. UTT/18/2969/FUL. This granted consent for the erection of two dwellings with a new access off of Walden Road. The particulars of the planning application, drawings, etc. can be accessed on the Uttlesford District Council website. Alternatively Snow Walker selling agents will email a copy on request.

The plot proposed for sale is of slightly more generous proportion than shown on the original planning drawings, as an additional 6m strip has been incorporated.

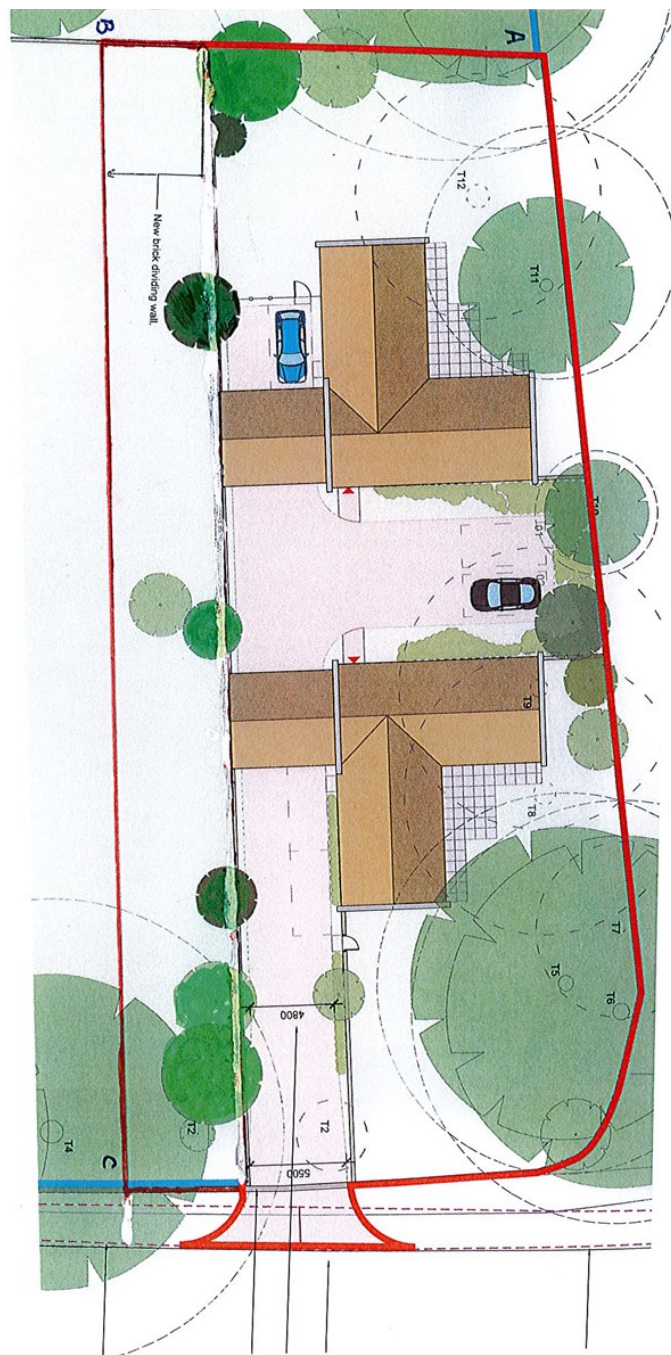
Note the purchaser will be required to erect a new brick dividing wall, envisaged as being 2m high solid 9" red brickwork or similar, between points B and C (**as per particulars plan**) to protect the visual amenity of the site and the retained property, Chesterford House, plus planning conditions. Also to erect the rear return boundary between points A and B (style/type by arrangement with the vendor) but to probably be concrete post and gravel boards with inset boarding of 6 ft height.

Special Note

Measurements have been scaled from the architect's plan. These have not been measured on site. It is understood boundary A to B, B to C will be staked on site. Similarly Snow Walker has not made any investigation as to mains services. All interested parties should satisfy themselves as to services and the plot size as a matter of course.

Viewing

The formation of the new 5.5m wide access into the site will necessitate partial demolition of a flint wall. For viewings, access will currently be from the driveway of Chesterford House, access opposite The Plough public house in the High Street of Great Chesterford to the driveway and then across the grounds. As we request that the privacy of the vendors of Chesterford House be respected, viewing should be via Messrs. Snow Walker who will notify the vendors accordingly.



Site Plan

Note

Services are untested and no warranty is given that they are operable. Plans are not to scale and are for identification only.