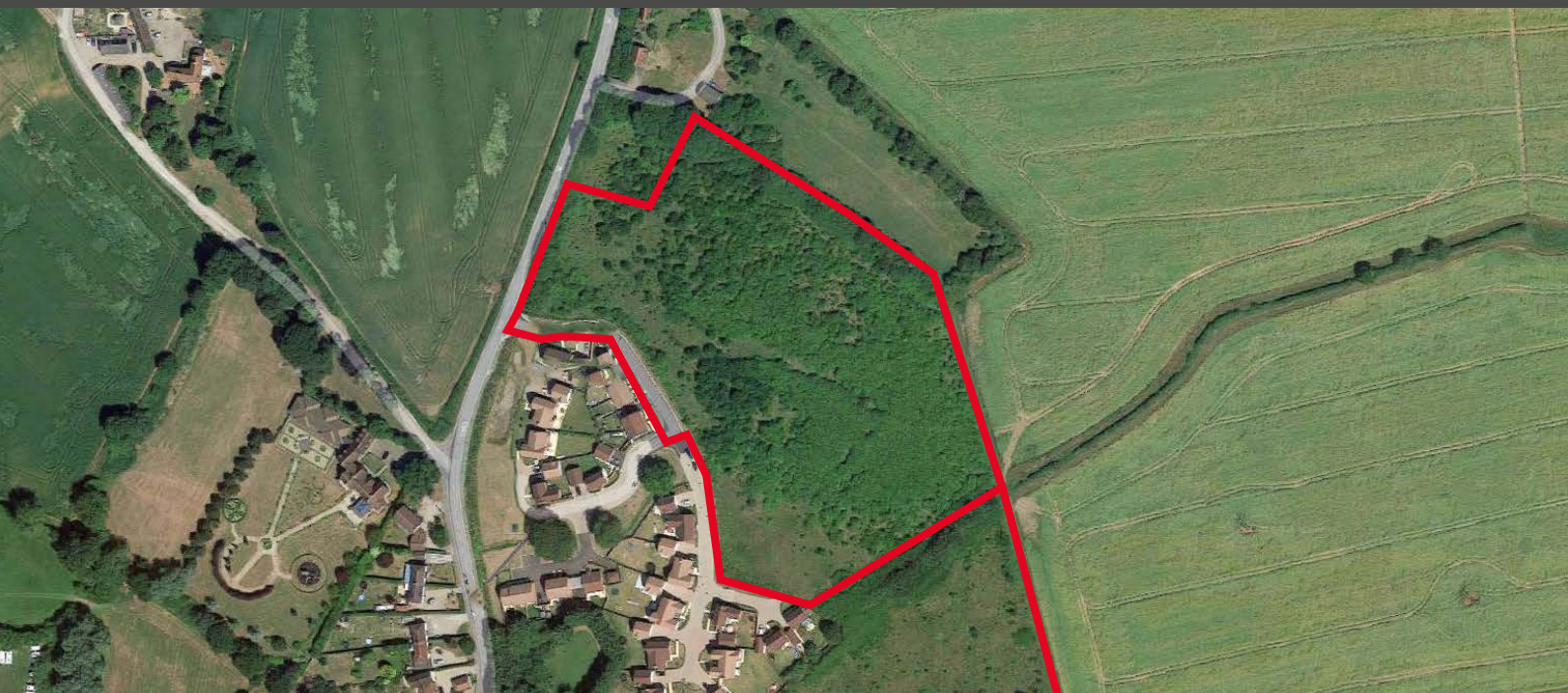




LAND AT CLIFFORD SMITH DRIVE, FELSTED, ESSEX CM6

SUMMARY

- 7.06 acres of vacant land
- Outline planning consent for the development of 41 houses and bungalows
- Sought-after village location, close to local amenities and Felsted School
- Offers invited in excess of £4,250,000

DESCRIPTION

The site, which extends to approx. 7.06 acres, is currently unused former agricultural land which has not within any productive use for several decades.

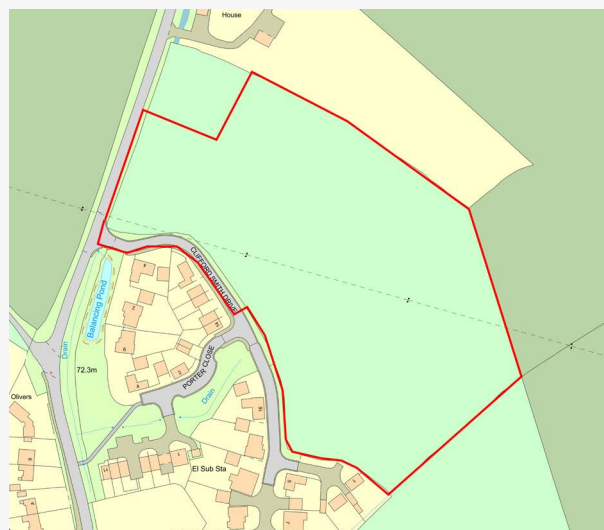
Outline planning permission has been approved in April 2020 for the development of 41 dwellings, which will add to the predominantly residential context of the area.

LOCATION

The site is located within Watch House Green, an area on the outskirts of the village of Felsted.

The body of the land is sandwiched between residential uses. To the south-west of the site is the modern housing development at Clifford Smith Drive, comprising 25 dwellings.

The location is sought-after being a rural setting but within easy reach of the towns of Bishops Stortford, Braintree and Chelmsford.



Indicative Site Layout



ACCOMMODATION SCHEDULE

Description	Amount
1 Bedroom	2
2 Bedroom	11
3 Bedroom	16
4 Bedroom	8
5 Bedroom	4
Total	41

DEVELOPMENT POTENTIAL

Outline planning permission (UTT/19/2118/OP) was granted on 16th April 2020 for the erection of 41 dwellings with a new service road via Clifford Smith Drive and associated landscaping and parking.

The proposed outline scheme comprises a mixture of detached houses, semi-detached houses and bungalows with the following unit mix 2 x 1 bedroom, 11 x 2 bedroom, 16 x 3 bedroom, 8 x 4 bedroom and 4 x 5 bedroom dwellings. The mix of units could be improved under a detailed application.

The outline consent is subject to a Section 106 Agreement obligating for 16 of the units (40%) to be provided as affordable housing.

TENURE

The property will be sold freehold.

TERMS

Offers are invited in excess of £4,250,000 for the vacant freehold interest.

VAT

We understand that the property is not elected for VAT.

ADDITIONAL INFORMATION

Further information including approved planning documents can be found in our [dataroom](#) using the password 'Felsted'.

CONTACT

To discuss any aspect of this property or the disposal process, please contact the Seller's sole agents:

Jordan Oldfield – 020 7183 2529
jordan.oldfield@kingsbury-consultants.co.uk

Ross Kemp – 020 7183 2529
ross.kemp@kingsbury-consultants.co.uk



Kingsbury
1st Floor, 81 Alie Street, London E1 8NH
@kingsbury_info

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