

White Hall Barns

WHITE HALL, CHELMSFORD ROAD, MARGARET RODING, ESSEX, CM6 1QL

For Sale Residential Development Opportunity



Indicative site plan

savills

KEY HIGHLIGHTS

- Residential development opportunity in desirable village location;
- Site extends 0.3 Ha (0.75 Acres);
- Planning permission granted for the demolition of existing dwellings and the construction of 7 units.
- Class Q consent
- Total GIA 16,807 Sqft
- Freehold sale via Informal tender.
- Bid Deadline Noon on 27th September 2024

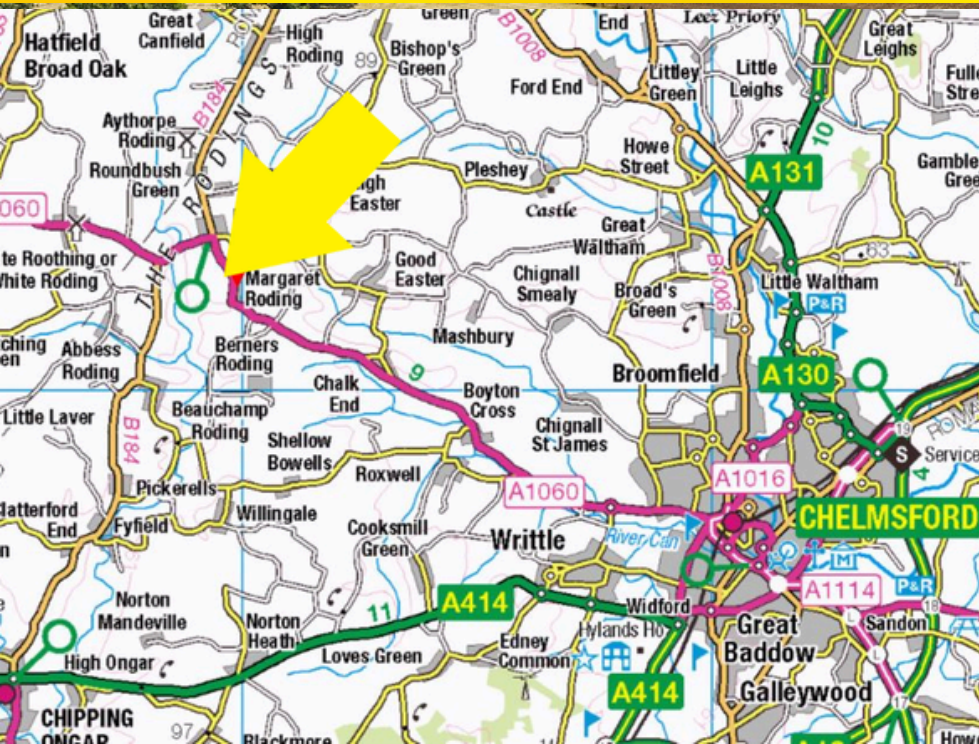


SITE DESCRIPTION

Located in Margaret Roding, this site is 0.3-hectare (0.75-acre) under title AA65742 and has historically been used for farming. It features two large, agricultural sheds which are in varying conditions of repair. Surrounding the site is a bungalow to the north, a house and office to the south, with agricultural fields both east and west. Access is provided via the A1060 to the West, which connects to Chelmsford and Great Dunmow.

A class Q planning consent was granted in 2024 for the redevelopment of the shed into 7 new dwellings. Please see below a table of accommodation.

PLOT NO	TYPE	BEDS	TOTAL GIA (m2)	Total GIA (sq/ft)	Amenity (m2)	Parking
1	Semi-detached	3	174.20	1875.07	102	2.00
2	Semi-detached	3	174.20	1875.07	168	2.00
3	Detached	4	203.80	2193.68	112	3.00
4	Detached	5	221.10	2379.90	180	3.00
5	Detached	5	283.50	3051.57	213	4.00
6	Detached	5	221.10	2379.90	201	4.00
7	Detached	5	283.50	3051.57	175	4.00
Visitor						2.00
7		30	1561.4	16806.75	1151	24.00



PLANNING

The site received on 3rd May 2024, a planning consent for the demolition of existing buildings and redevelopment to residential use comprising 7 no. new dwellings as per planning reference UTT/23/1826/FUL.

The planning application requires a phase 2 ground investigation before commencement; this will be undertaken by the landowner.

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of ways, whether mentioned in these particulars or not.

TENURE AND POSSESSION

The site is available for sale on a freehold basis with full vacant possession to be provided.

VAT

Any guide prices quoted or discussed are exclusive of VAT. If a sale or any part of it or any right attached to it becomes chargeable to the purpose of VAT, such as tax shall be payable by the purchaser.



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LOCATION

The site is located in Margaret Roding, a small village in Essex, falling within the Uttlesford district. The village is located 10.40 km (6.50 mi) south west of the market town of Great Dunmow and 11.70 km (7.25 mi) from Chelmsford City centre.

VIEWINGS

Are to be arranged by prior appointment with Savills. Prospective purchasers should note that Savills take no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.

METHOD OF SALE

The site is to be marketed via informal tender, with offers invited on an unconditional basis only. In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the bid and the level of due diligence. the deadline for bids will be **noon on 27th September 2024.**

Please note the vendors are not bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.



BID SUBMMISON

The following information should be provided with your bid:

- Outline of board approval process;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of anticipated purchase timetable;
- Confirmation of deposit to be paid upon completion of contracts;

DATA ROOM

All information relating to the site is available in the Data Room, Please Contact follow link - <https://savillsglobal.box.com/s/4s77fd1su9vk05okllm6feb65dec5sp8>

CONTACT

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