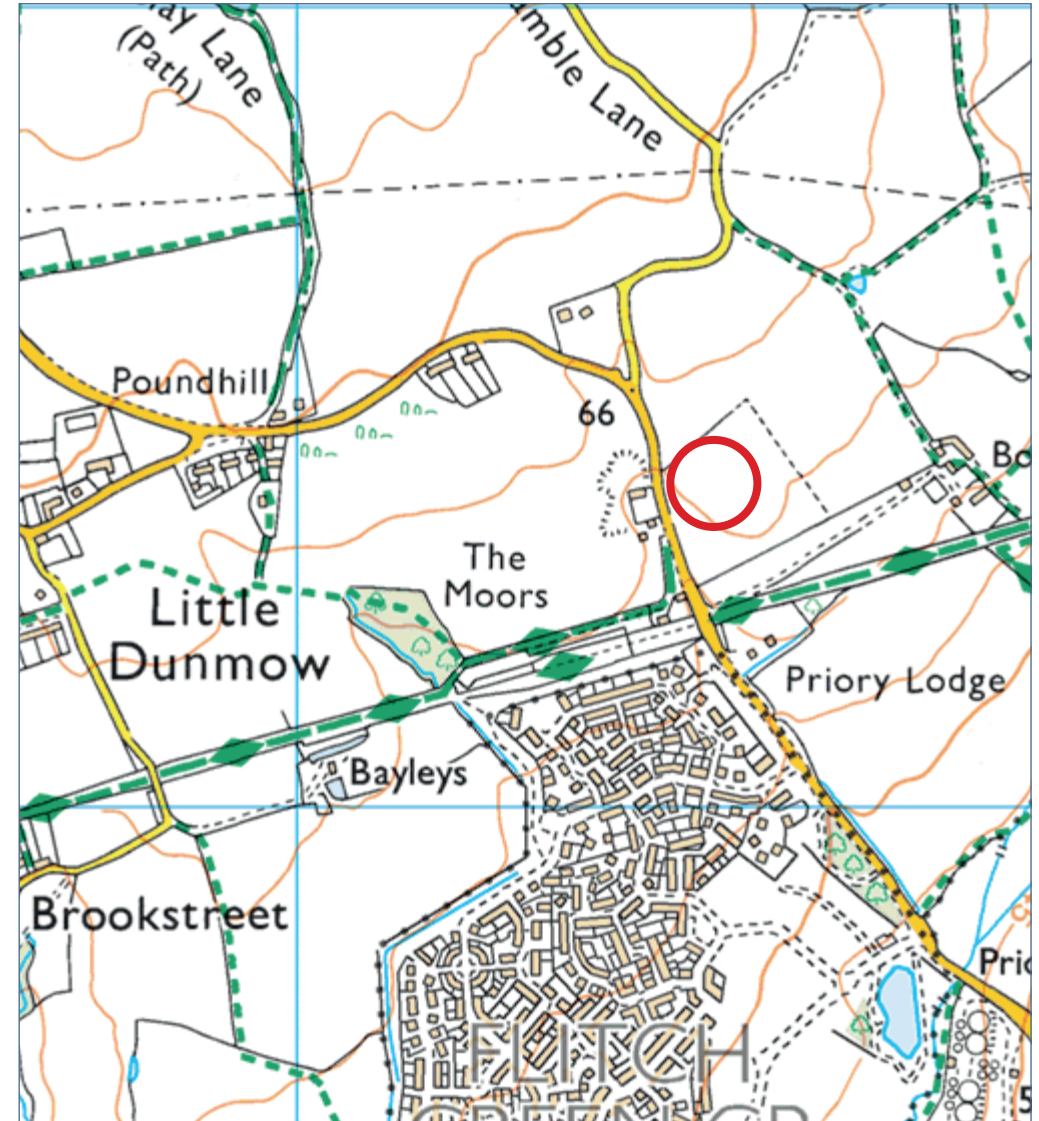




RESIDENTIAL DEVELOPMENT LAND

STATION ROAD, LITTLE DUNMOW, CM6 3HF

LOCATION PLANS



VENDOR'S AGENT



SWORDERS

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VENDOR'S SOLICITOR



TEES LAW

95 London Road, Bishop's Stort-
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T: 01279 710610
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RESIDENTIAL DEVELOPMENT LAND

LAND AT STATION ROAD, LITTLE DUNMOW, CM6 3HG

Approximately 1.08 hectares (2.67 acres) located to the east of Station Road, Little Dunmow with outline planning permission for 9 market dwellings.

- East of Little Dunmow village location
- Approximately 15 miles to Bishop's Stortford, 17 miles to Saffron Walden and 48 miles to London
- Approximately 8.5 miles to Braintree Railway Station and 11.5 miles to Chelmsford Railway Station
- Approximately 10.5 miles to Stansted Airport
- Outline planning permission granted for 9 market dwellings

Little Dunmow is a small village in rural Essex with a few local amenities and services, including: a convenience store and a primary school in the parish of Flitch Green. The neighbouring villages of Great Dunmow and Felsted provide a greater array of services. The village is well placed to commute to nearby towns such as Braintree, Bishop's Stortford and Colchester.

OFFERED AS A WHOLE
VIEWING STRICTLY BY APPOINTMENT ONLY

THE LAND

The land extends to approximately 1.08 hectares (2.67 acres) and is located to the east of Station Road, Little Dunmow. Planning permission has been granted at appeal for 9 market bungalows on the site in Little Dunmow.

LOCATION

The site sits within the village of Little Dunmow, just to the south of the A120. The village of Great Dunmow is located to the north and Felsted to the south, both offering a larger array of services and local amenities, to include; restaurants, pubs, doctors and dentist surgeries, convenience stores, primary and secondary schools. The secondary schools located within the local vicinity are, Helena Romanes Secondary School in Great Dunmow, Joyce Frankland Academy, formerly Newport Free Grammar School and Felsted Independent School.

Braintree Freeport, an outlet shopping village in the heart of Essex, is located approximately 10 miles from the site, offering over 85 stores, including restaurants.

Larger local centres Braintree (8 miles), Chelmsford (11.5 miles), Bishop's Stortford (15 miles) and Cambridge (37.5 miles) are easily accessible via major road links for shops, services and employment. Excellent transport links are available, via the A120, to the M11 and M25. The site is located approximately 10 miles from Stansted Airport. The bus stop in Little Dunmow is approximately 200 metres from the site, providing local connections.

THE SITE

The site is amenity grassland and bordered by hedgerows and trees on all 4 sides. The Vendor is retaining a proportion of land to the east of the site, which may have the potential for development into the future.

PLANNING

Outline planning permission was granted by appeal on 15th May 2019 for the erection of 9 bungalows with all matters reserved except access, by the Planning Inspectorate under application reference APP/C1570/W/18/3214763. The Planning Inspectorate issued a revised decision notice on 20th June 2019 amending the description and a typographical error.

The planning permission includes pre-implementation and pre-occupation conditions. Please see the additional information pack for details of the planning permission and drawings.

ACCESS

Access to the land will be via a new access off Station Road. As per the in-principle site access layout, the access must be a minimum 5.5 metres in width, minimum 6 metres radii, a 2.0 metre wide footway around the southern radii and clear to ground visibility splays.

RETAINED LAND

The Purchaser will be required to provide rights of access and services from the highway to a suitable location on the eastern boundary, between points A and B on the site plan.

TECHNICAL INFORMATION

Full details on technical aspects regarding the site are contained in the additional information pack. We advise that all interested parties make themselves fully aware of the reports and the content therein.

TENURE AND OCCUPATION

The land is available freehold with vacant possession.

OVERAGE - RESTRICTIVE COVENANTS

Offers are invited to include overage provisions for any enhanced planning permission in excess of the 9 dwellings secured or a restrictive covenant limiting the development of the site to 9 dwellings will be applied. The terms of which are to be negotiated.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are not any known rights of way, footpaths, wayleaves or easements on the land.

The land is offered subject to and with the benefit of all existing

rights of way, wayleaves and easements, whether specifically referred to in these particulars.

BOUNDARIES

The Purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any other boundaries.

VAT

The sale will not attract VAT, however the Vendor reserves the right to charge VAT in addition to the purchase price on the whole of the land, should this become necessary.

ADDITIONAL INFORMATION PACK

An additional information pack is available containing copies of the planning documents and approved plans, search results and land registry information. Electronic copies are available free of charge on request via Sworders' dataroom.

GENERAL INFORMATION

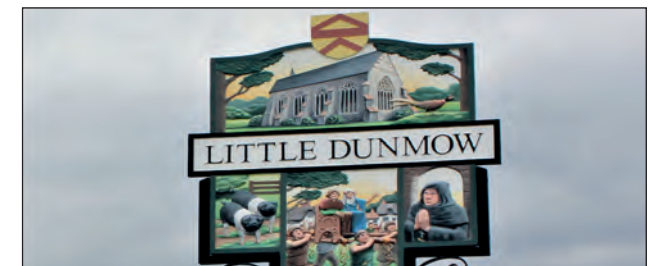
Uttlesford District Council – 01799 510510
Essex County Council – 0345 603 7631

VIEWING

Strictly by appointment only with the Vendor's Agent.

T: 01279 77 11 88

E: michael.hudson@sworders.com rebecca.cox@sworders.com



INDICATIVE MASTERPLAN



**DIRECTIONS**

From the M11 exit at Junction 8, head east on the A120 signposted towards Braintree and Stansted Airport. Continue along the A120 for approximately 7.5 miles, exit at the turning signposted for Great Dunmow, B184 and turn left at the first roundabout. Follow the B1256 for 2 miles and turn right onto Station Road. The site is located on the left hand side after approximately 1 mile, opposite Ainsworth Drive. The nearest postcode is CM6 3HF.

IMPORTANT NOTICE

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings has been tested and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

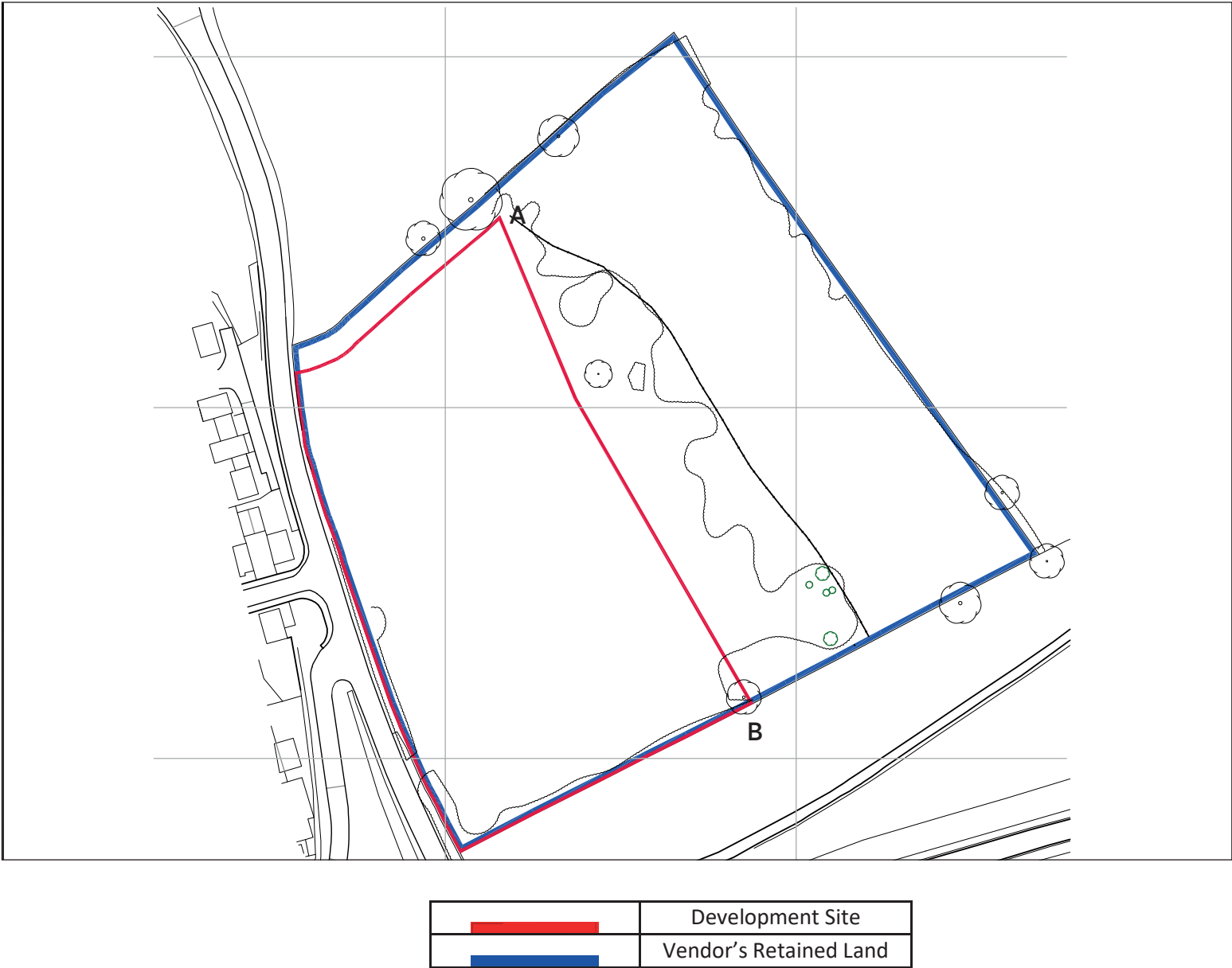
MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.

Photographs taken: July 2019

Particulars prepared: July 2019

SITE PLAN





SURVEYORS | PLANNERS | ARCHITECTS

The Gatehouse, Hadham Hall, Little Hadham, Ware, Hertfordshire SG11 2EB T: 01279 77 11 88 www.sworders.com