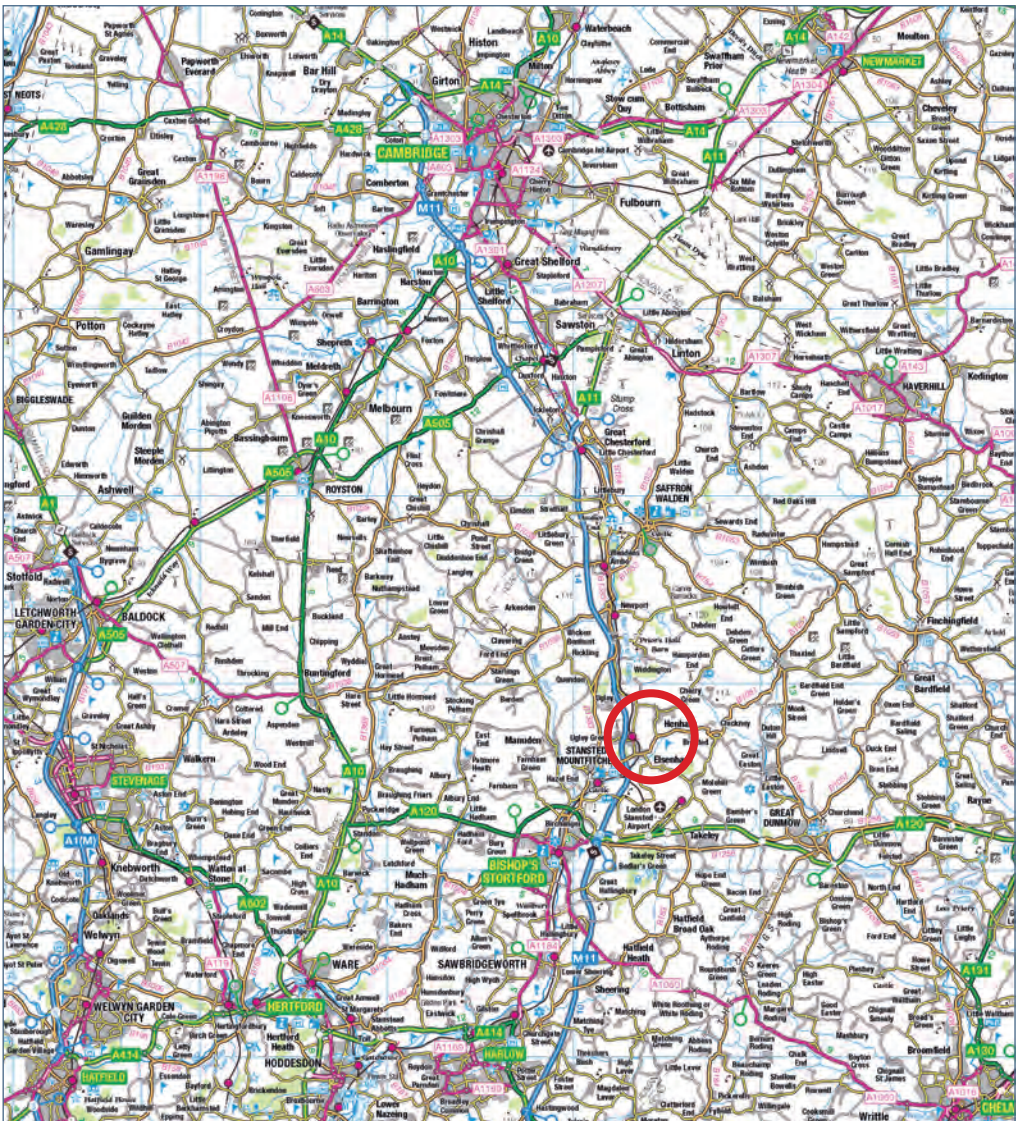




## RESIDENTIAL DEVELOPMENT LAND

OLD MEAD ROAD, HENHAM, BISHOP'S STORTFORD







VENDOR'S AGENT



**SWORDERS**

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VENDOR'S SOLICITOR



**TEES LAW**

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## RESIDENTIAL DEVELOPMENT LAND

### OLD MEAD ROAD, HENHAM, BISHOP'S STORTFORD, CM22 6JL

Approximately 1.02 hectares (2.51 acres) located to the east of Old Mead Road, Henham with outline planning permission for 9 market dwellings.

- Edge of Elsenham village location
- Approximately 5.5 miles to Bishop's Stortford, 23 miles to Cambridge and 40 miles to London.
- Approximately 400 metres to Elsenham Railway Station, serving Cambridge and London
- Approximately 7.5 miles to Stansted Airport
- Outline planning permission granted for 9 market dwellings.

Elsenham is a thriving rural village with a number of local amenities and services, including; a post office, convenience store, local pub, primary school and a doctor's surgery. The village is well placed for commuting to Bishop's Stortford, Cambridge and London via road or rail.

**OFFERED AS A WHOLE  
VIEWING STRICTLY BY APPOINTMENT ONLY**

# THE LAND

The land extends to approximately 1.02 hectares (2.51 acres) and is located to the east of Old Mead Road, Henham and immediately to the north of Elsenham. Outline planning permission has been granted for 9 market residential dwellings on a former poultry farm.

## LOCATION

The site falls under the hamlet of Henham and is located on the northern edge of Elsenham village. Elsenham is a popular, thriving rural village located in Essex, offering a range of community facilities, including a convenience store, a post office, local pub, primary school and doctor's surgery. Local centres, Bishop's Stortford, Great Dunmow, Newport and Saffron Walden are located nearby offering a wider range of local services and restaurants.

The site is located a short distance (400 metres) from Elsenham train station providing railway connections to Stansted Airport, Bishop's Stortford, Cambridge and London. The nearest bus stop is located next to the railway station at Elsenham, providing connections to local villages and town centres. Excellent transport links are available with access to the M11 at Bishop's Stortford and the M25 approximately 19 miles to the south.

## THE SITE

The site was formerly used as part of a poultry farm, which ceased in the late 1980's. The land is amenity grassland with five redundant buildings in situ. The Vendor's have arranged for the remaining buildings on site to be demolished as part of the planning permission. The retained land to the east is agricultural land, also in the ownership of the Vendor's.

## PLANNING

Outline planning permission was granted at planning committee on 15th April 2019 for the erection of up to 9 dwellings, with all matters reserved except access and the demolition of existing buildings under planning application reference UTT/18/3370/OP.

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

An application was submitted for the variation of condition 11 (removal of existing buildings) on UTT/18/18/3370/OP. The planning application reference is UTT/19/0966/FUL and the application was granted approval on 1st July 2019. The variation of condition 11 permits only buildings 1-13 to be demolished and buildings 14-18 are permitted to remain in situ.

## ACCESS

Access to the land will be via a new access off Old Mead Road. As per the in principle site access layout, the access must be a minimum of 6 metre carriageway width.

## 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

Offers are invited to include overage provisions for any enhanced planning permission in excess of the 9 dwellings secured. The particular 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.

There is an Open Reach cable in the south west corner of the site. This provides the telephone connection to The Chalet and will be re-routed to the property to the south. All existing pylons and cables on site will be removed.

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

existing rights of way, wayleaves and easements, whether or not 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. The Purchaser will be responsible for erecting a fence along the southern and eastern boundary and a brick wall along the northern boundary of the site.

## VAT

The sale will not attract VAT, however the Vendors reserve 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

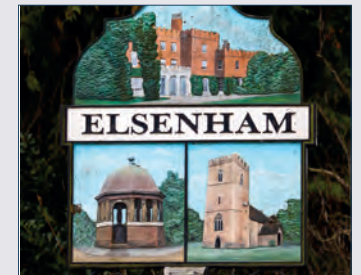
Strictly by appointment only with the Vendor's Agent.

T: 01279 77 11 88

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



# INDICATIVE MASTERPLAN







#### **DIRECTIONS**

From M11 exit at Junction 8, head west on the A120 signposted to Bishop's Stortford/Hertford. After approximately 1 mile turn right at the roundabout onto the B1383 towards Newport. Continue for approximately 1.3 miles and turn right onto the B1051 towards Elsenham. After approximately 2 miles on entering the village of Elsenham turn left at the mini roundabout and continue for 0.5 miles until you pass Elsenham Train Station. The site is located after approximately 400 metres on your right hand side. The nearest postcode is CM22 6JL.

#### **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: June 2019

Aerial photograph taken: March 2017

Particulars prepared: June 2019

# SITE PLAN





SURVEYORS | PLANNERS | ARCHITECTS

The Gatehouse, Hadham Hall, Little Hadham, Ware, Hertfordshire SG11 2EB T: 01279 77 11 88 [www.sworders.com](http://www.sworders.com)