

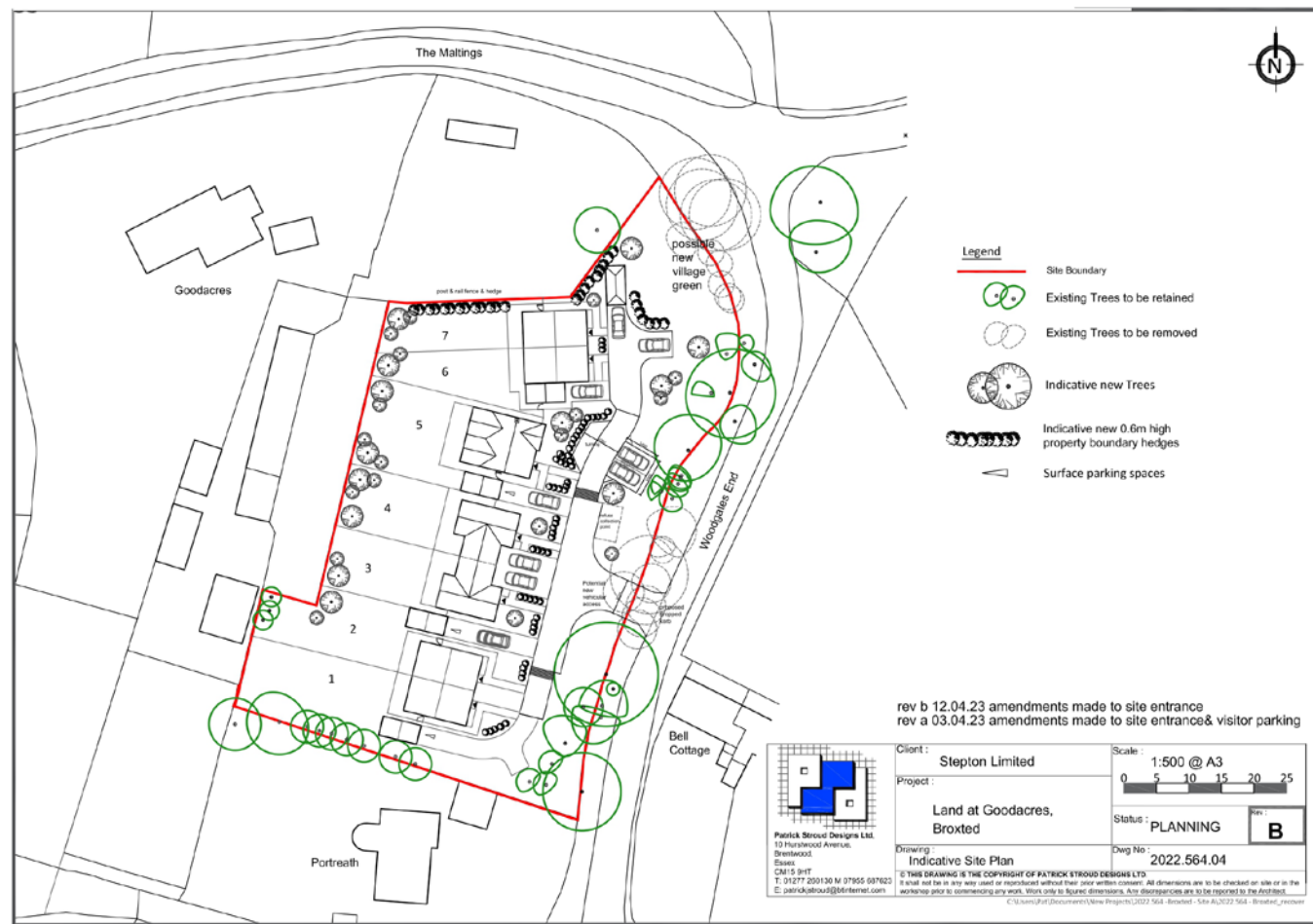


# RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND EAST OF GOODACRES, CHURCH END, BROXTED, DUNMOW, ESSEX







## SUMMARY

An exciting opportunity to acquire a self contained residential development site which benefits from outline planning permission for 7 no. dwellings with all matters reserved except access.

- Outline planning permission for 7 no. dwellings with all matters reserved except access
- Site area of approximately 1 acre (0.40 ha)
- Situated between Thaxted and Great Dunmow in the North Essex countryside
- For sale by Informal Tender

## LOCATION

The site is situated in Broxton, which is a small, picturesque village located in the north Essex countryside, equidistant between Thaxted and Great Dunmow. Broxton is situated approximately 3 miles north of Stansted Airport and 4 miles north of the A120; a major arterial route running east to west across Hertfordshire, Essex and Suffolk, providing easy access to the M11 which links the north to London.

Less than 1 mile to the south of the site there is another small hamlet, which benefits from Broxton Village Hall and the Prince of Wales gastropub.

There are two bus stops immediately south of the site on Church Road with hourly bus services to Stansted Airport and Saffron Walden. Stansted Airport and Stansted Mountfitchet both have train stations with direct services into London Liverpool Street, with journey times of around 45 minutes.

## DESCRIPTION

The land to be sold comprises a parcel of undeveloped paddock land in the centre of the village of Broxted, which measures circa 1 acre (0.40 hectares). The land is bound by fencing along the northern boundary and with tree/shrubs running along the eastern and southern boundaries. To the rear, sits a number of agricultural buildings and farmland. There is an informal access into the site at the north eastern corner onto Church End Lane which wraps around the site to the north and east.

## PLANNING

The site sits outside of any conservation area and benefits from outline planning permission for the erection of seven residential dwellings with all matters reserved except access. The planning application (UTT/23/0493/OP) was approved at the Uttlesford District Council Planning Committee on 9th April 2024.

The application provides for an area of land in the northeastern corner to be transferred to the Parish Council to be used as a village green. The mechanism for this is set out in the S106 Agreement.

Whilst all matters are reserved, the site is expected to deliver a scheme of six semi-detached dwellings and 1 detached dwelling. The indicative layout, contained within the information pack demonstrates how the mix can be delivered, an indicative schedule of accommodation has been produced, which is contained within the Information Pack.

The approval of the scale, layout, appearance and landscaping will be determined through the approval of the reserved matters planning application.

## CIL

Uttlesford District Council does not currently have an Adopted Charging Schedule; therefore, CIL will not be applicable.

## TENURE

The site is to be sold freehold with vacant possession.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The site is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements whether or not specifically referred to in these sales particulars.

## SERVICES

More information is included within the Information Pack, but prospective purchasers are advised to make and rely upon their own enquiries with the relevant service providers.

## VAT

Prospective purchasers should be aware that the purchase price will be subject to VAT and all offers should be clearly stated as a figure plus VAT. Please refer to the Bidding Guidelines contained within the Information Pack.

## METHOD OF SALE

Offers are invited via the Private Treaty method of sale with rights reserved to conclude marketing through an informal tender process. Prospective purchasers are directed to the Sales Summary and Bidding Guidelines contained within the Information Pack for further information.

## INFORMATION PACK

Access to an Information Pack containing all relevant sales information, technical reports and planning information is available on request.

For access, please contact the Selling Agent.





## INSPECTIONS

Inspections should be arranged by prior appointment with the selling agents.

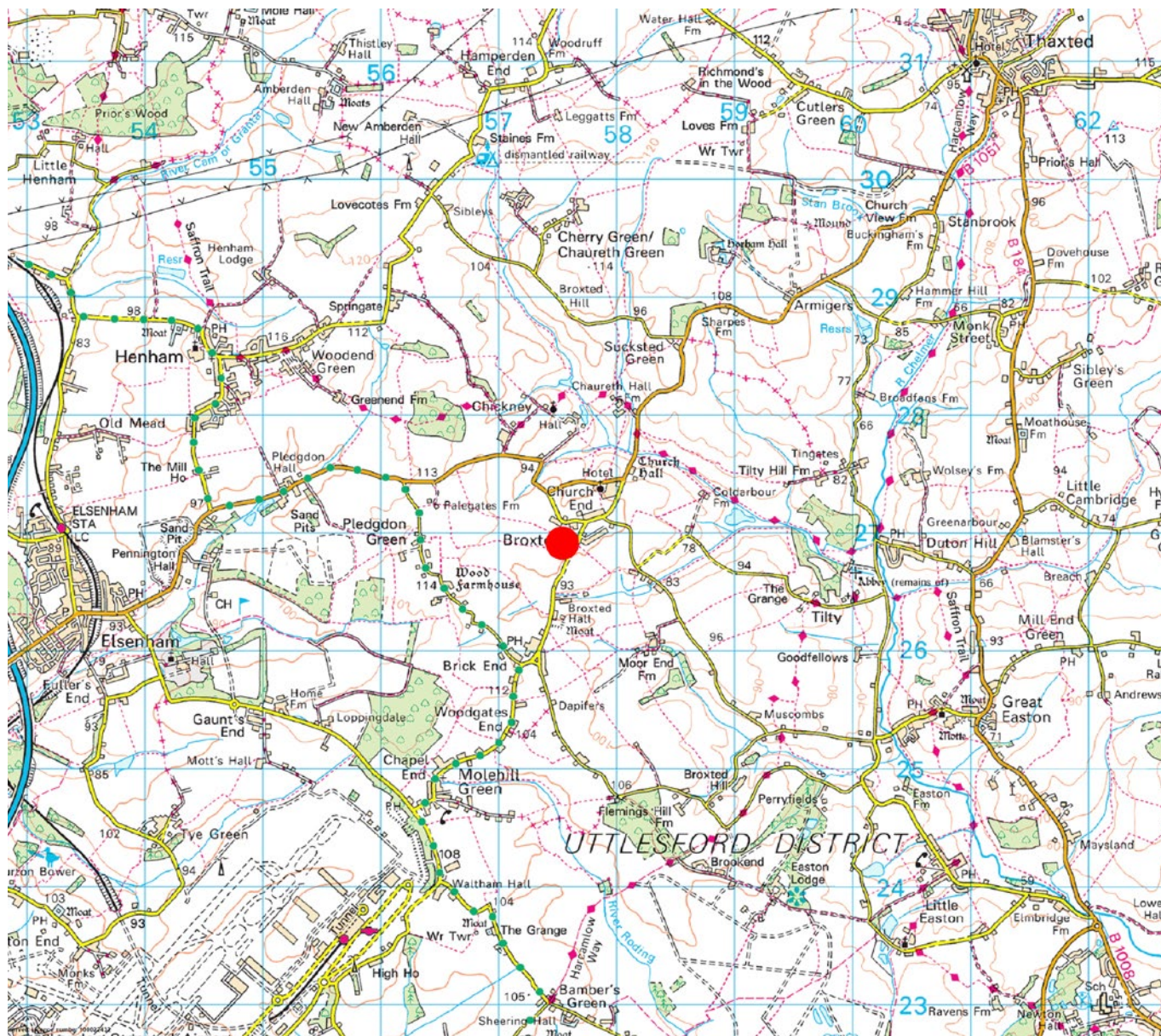
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