

Walden Place

MYDDYLTON PLACE, SAFFRON WALDEN, ESSEX, CB10 1DQ

Unique Grade II Listed Redevelopment Opportunity



savills

KEY HIGHLIGHTS

- The Property is situated in the desirable market town of Saffron Walden, Essex.
- Extends to approximately 7,890 Sq Ft (733 Sq M) Grade II Listed House.
- Unique redevelopment opportunity, subject to planning.
- The Property is currently classed as a residential institution (C2 Use Class).
- Unconditional offers are sought for the freehold interest with vacant possession.
- Offers are to be received by 12 noon on Wednesday 10th December 2025.

INTRODUCTION

On behalf of the landowners Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in Walden Place, Myddylton Place, Saffron Walden ('hereafter referred to as 'the Property') via informal tender.

The Property comprises a Grade II Georgian House totalling an area of approximately 7,890 Sq Ft (733 Sq M) situated on a parcel of brownfield land, extending to approximately 0.21 acres (0.085 ha).

There are two relevant planning permissions are relevant to the Property: UTT/20/3416/LB and UTT/20/3415/FUL. We understand that UDC has completed the associated works, enabling the main Grade II listed building to be vacant and separated from the adjacent assisted living facilities.

The method of disposal is by informal tender and the deadline for bids is **12 noon on Wednesday 10th December 2025**. Offers are invited on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property and understood all the obligations to be placed upon them.



OVERVIEW

The Property is situated on the north western side of Saffron Walden, within walking distance of the centre. The Property is situated within an attractive location, bounded by residential properties to the north and east, assisted care living to the west and swan meadow further to the south.

The Property presents a unique opportunity to acquire a conversion / repurposing opportunity which offers a range of alternative uses including residential (multiple flats or single residence), boutique hotel or wider leisure uses, subject to planning.

DESCRIPTION

The Property comprises a four storey, Georgian Grade II Listed house of red brick construction and original sash windows. The Property totals 7,890 Sq Ft (733 Sq M). There is currently an adjoining 1980s two storey extension of red brick construction to the north and west facing walls, which has been demolished leaving the main house to stand alone.

The building is set within grounds of approximately 0.21 acres (0.085ha). There are six defined car parking spaces on the eastern side of the building.

The Property is classed as a residential institution (C2 Use Class). The Property is located within a protected open space containing mature trees and is adjacent to a number of listed buildings and structures.

The Property was formerly used to provide sheltered residential accommodation to adults over 60 years old. The internal layout of the Grade II Listed house is arranged over four floors. The basement was used for the purposes of storage and plant room.

The ground floor comprises the former communal areas, a kitchen, laundry facilities, toilets and a small office. There are two flats on the first floor, and one more flat on the second floor. The Property is vacant and will require refurbishment to be restored. Floor plans of the Property can be found within the data room.



LOCATION & CONNECTIVITY

The location near the centre of Saffron Walden is sustainable, with excellent pedestrian access to local amenities. Saffron Walden boasts an array of amenities including a diverse selection of shops, cafes, restaurants, as well as a busy market that takes place every Tuesday and Saturday. Saffron Walden also offer a football and cricket ground, as well as sport and fitness facilities.

Further amenities and shopping facilities can be found in Cambridge, with a daily market and large provision of shops, food and beverage options. Cambridge has also become recognised as an important centre for the 'high tech' and 'bio-tech' industries with the University Research and Development Laboratories.

Local independent schools in Saffron Walden including Dame Bradbury's (part of the Stephen Perse Foundation). For local state schooling there is the well regarded Saffron Walden County High School and a range of primary schools. Further schooling is available in Cambridge including renowned prep schools such as King's & St John's College Schools and St Faiths, secondary schools include the Perse and the Leys.

The Property is located on the northwest of Saffron Walden and is accessed from the High Street (B184) via Myddylton Place. Audley End Station is located approximately 5 km (3 miles) to the southwest which provides a direct connection to London Liverpool Street with journey times from 55 minutes. Access is available on the outskirts of the town to the M11 (J8) with the A1 to the north and the M25 and London to the south. Saffron Walden is also conveniently located for access to London Stansted Airport which is approximately 14.97 km (9.30 miles) to the south.

PLANNING

The Property comes under the planning jurisdiction of Uttlesford District Council ('UDC').

The Property is situated within Zone 3 of the Conservation and is noted within the Local Plan as including areas of protected open space. The Property is contained within a perimeter of historic brick, and brick / flint walls and a majority of these are listed. The Property is primarily situated within Flood Zone 1 (lowest risk) and there are no protected trees on the site.

There are two relevant planning permissions on the Property, listed below. UDC are in the process of completing the works required as part of planning applications UTT/20/3416/LB and UTT/20/3415/FUL. These works have allowed for the main Grade II listed building to become vacant and detached from the adjacent assisted living buildings.

Two planning permissions are relevant to the Property: UTT/20/3416/LB and UTT/20/3415/FUL. We understand that UDC has completed the associated works, enabling the main Grade II listed building to be vacant and separated from the adjacent assisted living facilities.

We detail the relevant planning history as follows:

REFERENCE	DESCRIPTION	DECISION
UTT/24/1194/LB	Remediation Works to Walden House following demolition of link between the 80s extension to remove link to sheltered housing scheme	Approved 22/08/2024
UTT/20/3416/LB	Part demolition of existing extensions to sheltered scheme from listed building, including alterations to access, listed wall, existing parking and driveways. Addition of new boundary wall, railings, fire escape stairs, landscaping works and temporary repair works to listed building associated with the demolition of rear extension.	Approved 31/09/2021
UTT/20/3415/FUL	Proposed two storey and single storey extensions to existing sheltered scheme to create 2 no. flats, common lounge, plant room and associated ancillary accommodation. Part demolition of existing extensions to separate sheltered scheme from listed building, including alterations to access, listed wall, existing parking and driveways. Addition of new boundary wall, railings, fire escape stairs, landscaping works and temporary repair works to listed building associated with the demolition of rear extension	Approved 31/09/2021

Following the implementation of the two planning consents, we understand that the Conservation Officer visited the site to assess and agree upon the necessary remediation works. These requirements were subsequently formalised within the new listed building application (UTT/24/1194/LB), which has now been approved.

ACCESS & TENURE

The Property is accessed via Myddylton Place, to the west of the Saffron Walden High Street.

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

The Property is owned freehold under the registered title: EX182306. A copy of the Land Registration documentation can be found in the Information Pack

DATA ROOM

A data room compiling all of the relevant documents available has been put together. We request any interested party reviews the Information thoroughly and makes themselves comfortable with the contents therein.

The full Information Pack can be found at:

<https://savillsglobal.box.com/s/38g8yfhc8v5tyz40updtxsasb00v9vgz>

VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills Cambridge. A viewings day will be arranged during the course of the marketing period. Further details will be provided.

EPC

The Property has an EPC rating of E.

VAT

Please note that VAT **will not** be charged on the sale of the Property.



Interior Photographs

BIDS

Offers are invited on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property and understood all the obligations to be placed upon them.

Offers are to be received by **12 noon 10th December 2025** and sent via email to charlotte.wint@savills.com.

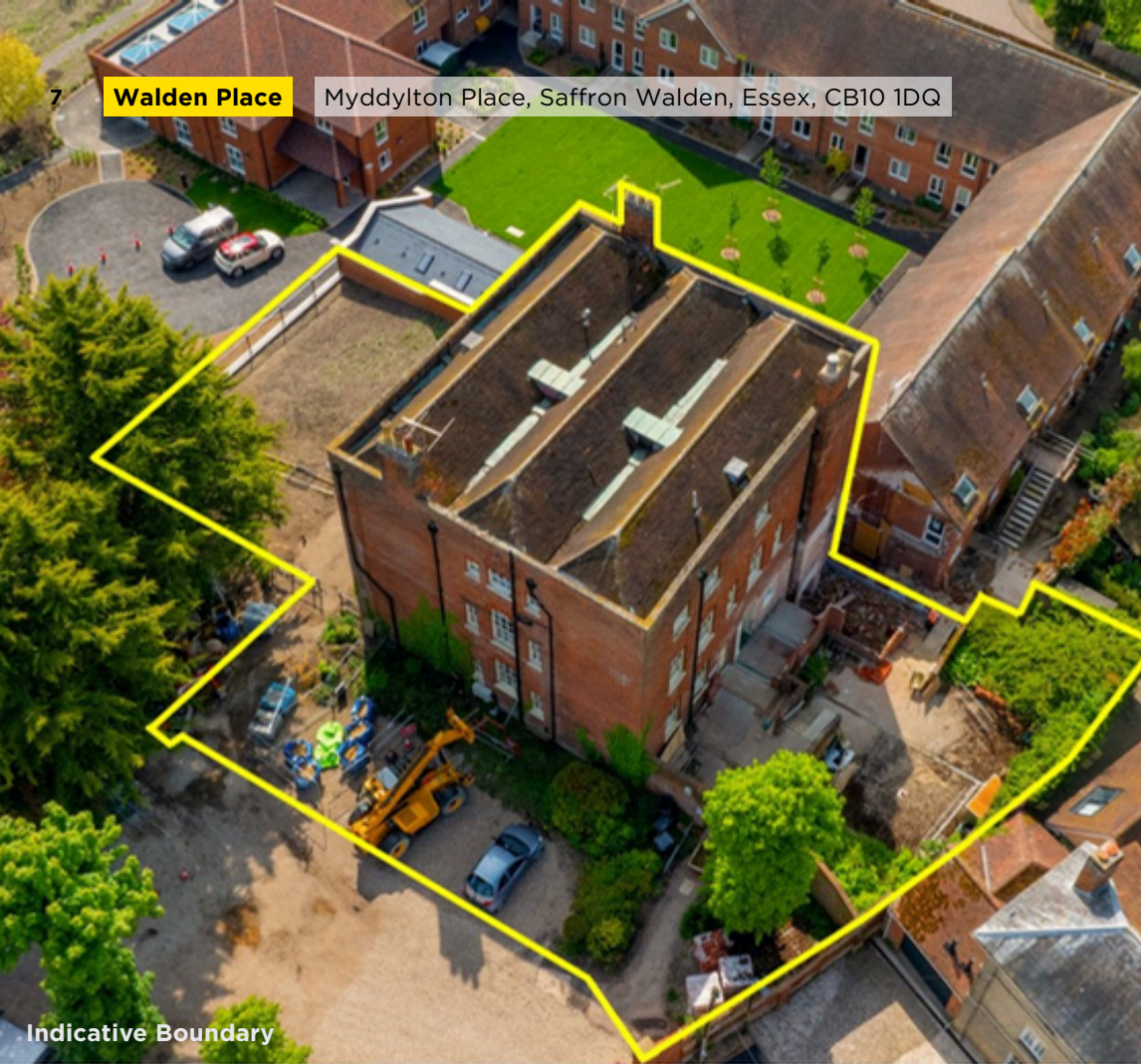
The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

The following is to be submitted as part of any bid:

- Price;
- Confirmation that the offer is unconditional;
- Proof of funding;
- Outline of board approval process;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon exchange of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide legal undertaking to cover reasonable abortive legal costs.



Exterior Photographs



Indicative Boundary

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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DATA ROOM

The full Information Pack can be found at:

<https://savillsglobal.box.com/s/38q8yfhc8y5tyz40updtxsasb00v9ygz>

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with this sale.

CONTACT

For further information please contact:

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