

A SUBSTANTIAL PLOT OF AROUND 1.2 ACRES WITH OUTLINE PERMISSION GRANTED FOR TWO NEW HOMES

LAND OPPOSITE THE WHITE HOUSE, PLEDGDON GREEN, HENHAM, CM22 6BN



Outline planning permission granted under Uttlesford Council: UTT/18/0956/OP • Permission is for two substantial detached homes of just over 2,500 sq ft • Located in a hamlet within a short distance of larger towns and facilities • Excellent semi-rural location with footpaths and bridle paths on the doorstep • Possibility to enhance the current planning permission (subject to necessary consents)

Description

This substantial building plot is located in the hamlet of Pledgdon Green on the fringes of the larger village of Henham, just north of Stansted.

Permission has been granted for two large detached houses with parking and garaging, with the plot being just under 1.2 acres.

We expect this plot to be of interest to both end users looking to create their own family home or developers looking for an investment opportunity. The current permission is granted for two traditional looking homes in keeping with the area although we understand that it may be possible to tweak the density of the site and perhaps the elevations following further consultation with Uttlesford District Council.

Please note that access to this site is strictly by appointment only. There is a public footpath crossing the plot (near the northern boundary). The land to the north of this, adjoining Woodlea, is possibly available via separate negotiation.

Bishops Stortford

Justin Godfrey
jgodfrey@savills.com
+44 (0) 1279 756 800

savills.co.uk

savills



It is likely that our clients will request an overage clause over the land should any more than two separate residential dwellings be built here. Further details of this are available upon request.



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. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

20190318HANT