



Mullucks
PART OF HUNTERS

Building Plot
Adjacent to Hanover Place
Abbey Lane
Saffron Walden
Essex
CB10 1DG

A rare and distinctive building plot in a secluded location forming part of the Audley End Estate

- PLANNING CONSENT REF: UTT/17/3540/FUL
- NORTH OF HANOVER PLACE/ABBEY LANE
- INDIVIDUAL DESIGNED DETACHED DWELLING
- PLOT EXTENDING TO APPROX. 0.48 OF AN ACRE
- APPROX. 2200 SQFT OF ACCOMMODATION
- ESTABLISHED RIGHT OF WAY ENTRANCE
- PARTLY WALLED (NEW OWNERS RESPONSIBILITY)
- PARKING AND GARAGING

OFFERS IN EXCESS OF £300,000

RESIDENTIAL



Full planning consent has been granted for an individually designed detached dwelling, in one of the town's sought after locations, close to the centre and all local amenities. The plot measures approx. 0.48 of an acre and accommodates a detached dwelling over two floors of approx. 205sqmts/2200 sqft. Part of the planning consent is for a full archaeological survey (see Item 5) and costs for this will be borne by the in-going purchaser(s). The plot is partly walled and this will become the responsibility of the in-going purchaser(s) and we can confirm there is an established right of way leading into the plot via Hanover Place. The property has been designed by local Architects, Donald Purkiss & Associates, Saffron Walden. Full details of the drawings and conditions are available from Uttlesford District Council ref: UTT/17/3540/FUL.

Directions

From Saffron Walden High Street (northbound), turn left into Abbey Lane, proceeding to the end of the road passing The Almshouses on your right. At the end of the road turn right into Hanover Place. Continue to the end of this road with 35-40 Hanover Place on your right. The building plot will be found ahead of you behind a 5-bar gate entrance.

SERVICES: No services are laid to the plot

COUNCIL TAX: Band TBC

LOCAL AUTHORITY: Uttlesford District Council

TENURE: Freehold

COUNTY: Essex

REF: SW4136/DE/NB/09/20

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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