

FOR SALE: PART COMPLETED DEVELOPMENT SITE



Paddock Close, Elsenham, Essex CM22 6YQ

On the instructions of the Joint Administrators of Muira Limited

Site Area: 0.62 Ha (1.53 Acres)



- Part complete residential development opportunity for five large detached houses in Elsenham, Essex
- Original consented scheme for nine houses, with the five remaining plots at slab level
- Site Area: 0.62 Ha (1.53 Acres) (Each property benefits from a plot of around 0.25 acres)
- Houses 1-3 have been completed and sold off, with Plot 9 having also having been sold.
- Attractive setting with open views across adjoining countryside and paddocks
- Offers invited for the freehold interest

## LOCATION

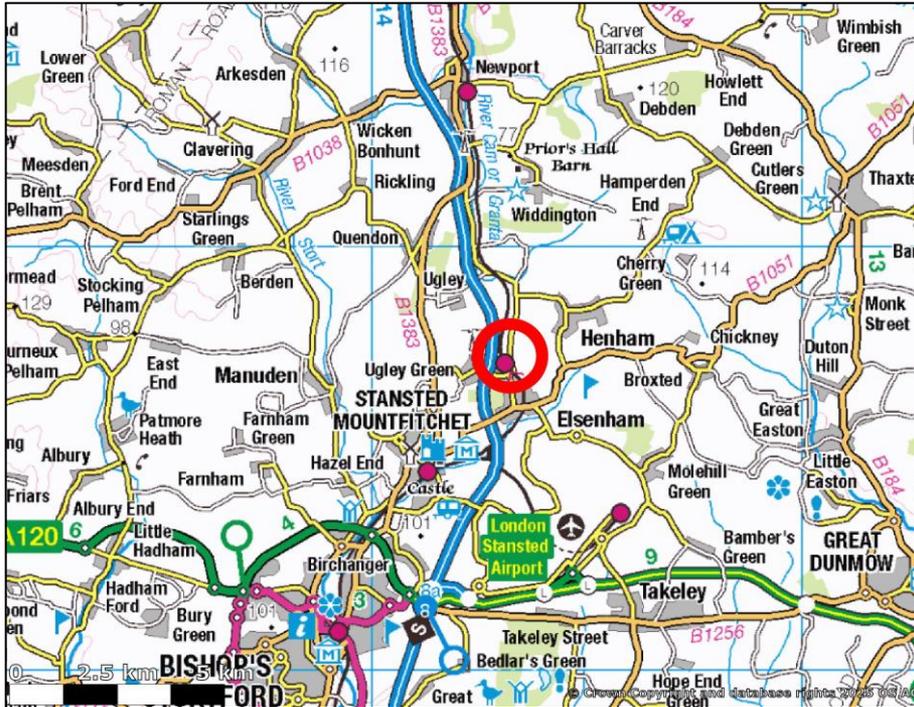
Elsenham is an attractive village in north-west Essex, situated between Bishop's Stortford and Saffron Walden and offering a predominantly residential environment with a strong local community. The village benefits from a range of local amenities including independent shops, public houses, a primary school and village hall, while the surrounding area is characterised by open countryside, providing an attractive semi-rural setting.

Elsenham benefits from good transport links, with a railway station located within the village providing regular services to London Liverpool Street and Cambridge. Road connectivity is good, with the M11 (Junctions 8 and 8A) within close proximity, offering direct access to London, Cambridge and Stansted Airport. The area is also served by local bus routes, providing connections to nearby towns and villages.

## DESCRIPTION

The site forms part of a redundant poultry farm which lies on the east side of Old Mead Road to the north of the Elsenham Station level crossing, extending to 0.62 Ha (1.53 acres) . The site benefits from planning consent for a development of nine large detached houses on a total site area of 0.9 ha. The site is set back from Old Mead Road, with a ditch and then steel estate fencing with grassed areas fronting the road.

Three houses have been completed and sold off, comprising Plots 1, 2 and 3 on the northern part of the site. In addition, Plot 9 has been sold off as a self-build plot, which is the southernmost part of the site. The site is accessed via a shared access road, Paddock Close, although only the northern part of the access road has been completed. The remaining six plots are in a part completed state with only the ground works and foundations/slab having been installed.



## ACCOMMODATION

The consented scheme provides for the following approximate accommodation:

Plot	Type	Sq M	Sq Ft
Plot 4	3 Bedroom	208	2,239
Plot 5	3 Bedroom	208	2,239
Plot 6	3 Bedroom	230	2,476
Plot 7	4 Bedroom	230	2,476
Plot 8	4 Bedroom	230	2,476
	<b>Total:</b>	<b>1,106</b>	<b>11,906</b>



\*Photograph shown for reference of the three completed houses. They are not included within the freehold title.

## CURRENT CONDITION

Three of the houses have been completed and sold to owner-occupiers. In addition, we understand that plot 9 has been sold in its current condition to a third party. The communal access road serving the development has not yet been completed.

We understand that the completed house sales provide for an estate charge to be payable by the homeowners towards the maintenance of the communal access road and landscaped areas. We have been advised that a formal management company has not yet been established.

The transfer of Plot 9 contains covenants in respect to the completion of the shared access road.

## PLANNING

Outline planning consent was granted in 2019 for the principle of residential development at the site location under application UTT/18/3370/OP.

A reserved matters application (Ref: UTT/21/0009/DFO) was submitted and approved in July 2021, which related to the consideration of layout, appearance and landscaping which we understand that the development has been built in accordance with.

## TENURE

The property is freehold under title number AA19674.

## TERMS

Offers are invited for the freehold interest.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VAT

All prices are quoted exclusive of VAT.

## CONTACTS:

For further information or to arrange a viewing please contact:

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