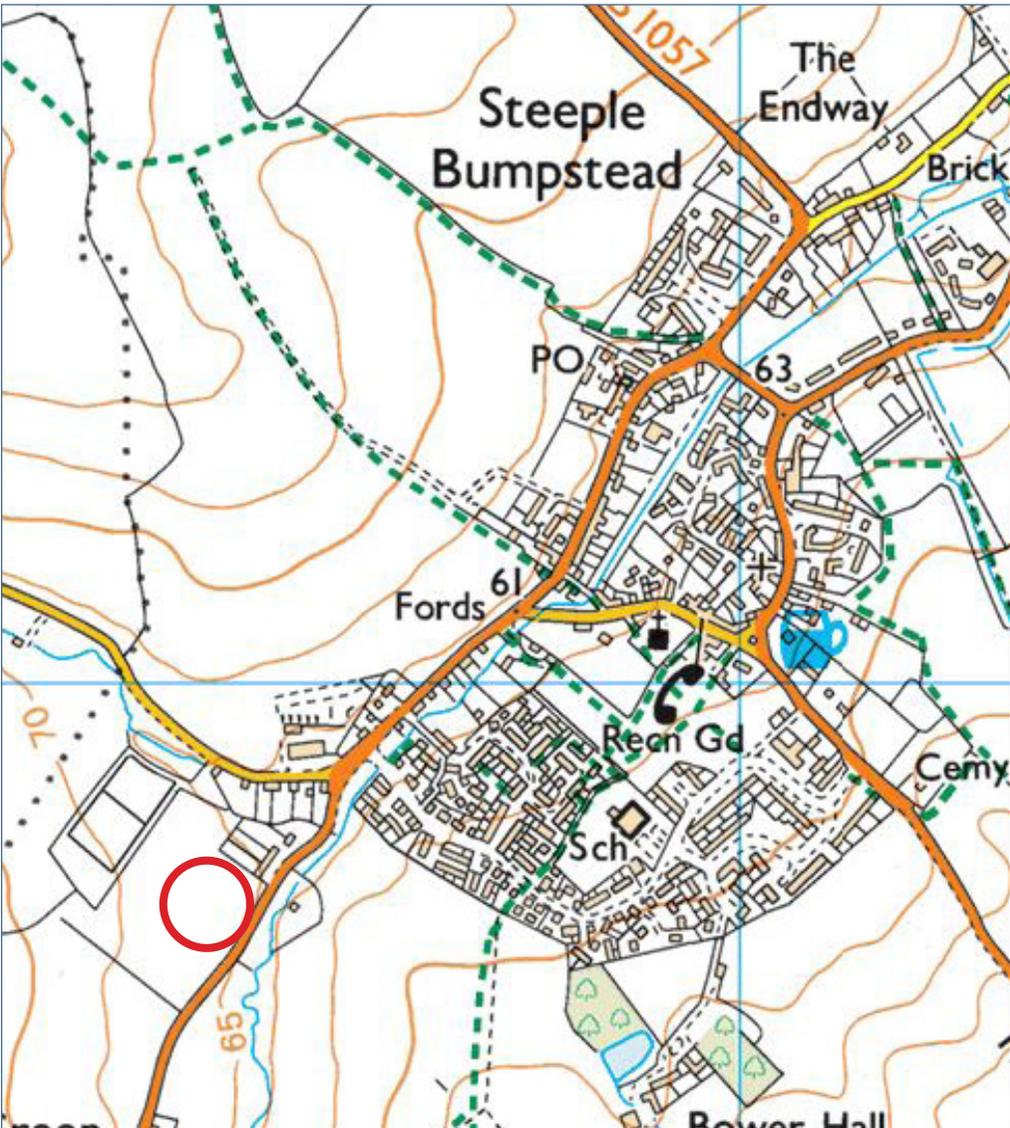




## RESIDENTIAL DEVELOPMENT LAND

LAND NORTH OF WATER LANE, STEEPLE BUMPSTEAD, HAVERHILL, ESSEX

# LOCATION PLANS



VENDOR'S AGENT



**SWORDERS**

The Gatehouse, Hadham Hall,  
Little Hadham, Ware,  
Hertfordshire, SG11 2EB  
FAO: Rebecca Cox, Kelvin Grimes  
and Rosie Smith  
T: 01279 771188  
E: rebecca.cox@sworders.com  
E: kelvin.grimes@sworders.com  
E: rosie.smith@sworders.com

VENDOR'S SOLICITOR



**BIRKETTS**

Providence House, 141-145  
Princes St, Ipswich IP1 1QJ  
FAO: James Dinwiddy  
T: 01473 406375  
E: James-Dinwiddy@birketts.co.uk

## RESIDENTIAL DEVELOPMENT LAND

LAND NORTH OF WATER LANE, STEEPLE BUMPSTEAD, HAVERHILL, ESSEX, CB9 7DS

Approximately 0.49 hectares (1.21 acres). Located to the north of Water Lane, Steeple Bumpstead with outline planning permission for 9 market dwellings.

- Edge of village location.
- Approximately 3 miles to Haverhill, 10 miles to Saffron Walden, 17 miles to Cambridge and 50 miles to London.
- Nearest train stations: Newport (13 miles), Audley End close to Saffron Walden (13 miles), Great Chesterford (14 miles) and Braintree (15 miles).
- Approximately 17 miles to Stansted Airport.
- Outline planning permission granted for 9 market dwellings (all matters reserved apart from access and scale).

Steeple Bumpstead is set in a picturesque rural location but within close proximity to larger conurbations such as Saffron Walden, Sudbury, Cambridge, Bishop's Stortford and Braintree. There are several local amenities and services, including two village pubs, post office, convenience store, a pre-school, primary school, a library and an antiques shop.

OFFERED AS A WHOLE  
VIEWING STRICTLY BY APPOINTMENT ONLY

# THE LAND

The land extends to approximately 0.49 hectares (1.21 acres) and is located to the north of Water Lane, Steeple Bumpstead, Haverhill, Essex. Outline planning permission has been granted for 9 market residential dwellings on agricultural land, with all matters reserved apart from access and scale.

## LOCATION

The site is located on the south western edge of the village of Steeple Bumpstead, less than a quarter of a mile to the village centre and is linked to it via a footpath.

The thriving village of Steeple Bumpstead is set in a picturesque rural location and within close proximity to the larger towns of Saffron Walden, Sudbury and Cambridge. There are several local services all within reasonable walking distance of the site, including two village pubs, post office, convenience store, a pre-school, primary school, a library, and an antiques shop. The nearest market town of Haverhill provides a wider range of facilities and services.

The site is located approximately 3 miles south of Haverhill, 10 miles east of Saffron Walden, 17 miles north west of Cambridge and 20 miles south west of Bury St Edmunds. There are bus links within the village offering connections to nearby towns, including Saffron Walden served by Audley End train station, which has direct rail services to Cambridge, Stansted Airport and London Liverpool Street. Additionally, Braintree and Stansted Airport train stations are both commutable.

## THE SITE

The site is accessed off Water Lane and forms part of a larger agricultural field. The site is bordered by residential properties to the north and open farmland to the surrounding south and west. The site has been used for agricultural purposes and has been farmed in arable rotation.

## PLANNING

Outline planning permission was granted at planning committee on 14th January 2022 for the erection of up to 9 dwellings, with all matters reserved apart from access and scale under planning application reference 21/02009/OUT.

The planning permission includes pre-implementation and pre-occupation conditions. Please see the additional information pack

for details of the planning permission, drawings and surveys.

## ACCESS

Access to the land will be via a new access off Water Lane as proposed by the highways' drawings. As per the in principle site access layout, the accessway must make provision of a footway to a minimum of 2 metres along the proposed site's frontage.

## RETAINED LAND

The Purchaser will be required to provide rights of access and services to the Retained Land, from the highway through the site to a suitable location on the north-western boundary of the site, between points A and B on the site plan.

The Vendor may consider a promotion or option agreement to promote their Retained Land. Please enquire for further information.

## TECHNICAL INFORMATION

Full details on technical aspects regarding the site are contained in the additional information pack. We advise that all interested parties make themselves fully aware of the reports and the content therein.

## TENURE AND OCCUPATION

The land is available freehold with vacant possession.

## OVERAGE

Offers are invited to include overage provisions for any enhanced planning permission in excess of the 9 dwellings secured. The particular terms of which are to be negotiated.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are not any known rights of way, footpaths, wayleaves or easements on the land.

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not

specifically referred to in these particulars.

## BOUNDARIES

The Purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any other boundaries.

## VAT

The sale will not attract VAT, however, the Vendor reserves the right to charge VAT in addition to the purchase price on the whole of the land, should this become necessary.

## ADDITIONAL INFORMATION PACK

An additional information pack is available containing copies of the planning documents and approved plans, search results and land registry information. Electronic copies are available free of charge on request via Sworders' dataroom.

## GENERAL INFORMATION

Braintree District Council – 01376 552525  
Essex County Council – 0345 603 7631

## VIEWING

Strictly by appointment only with the Vendor's Agent.

T: 01279 77 11 88

E: [rebecca.cox@sworders.com](mailto:rebecca.cox@sworders.com), [kelvin.grimes@sworders.com](mailto:kelvin.grimes@sworders.com),  
[rosie.smith@sworders.com](mailto:rosie.smith@sworders.com)



# INDICATIVE MASTERPLAN



Proposed external building footprints including garages:

Plot 1 (detached)	112 sqm
Plot 2 (detached)	92 sqm
Plot 3 and 4 (semi-detached)	118 sqm
Plot 5 and 6 (semi-detached)	118 sqm
Plot 7 (detached)	92 sqm
Plot 8 and 9 (semi-detached)	120 sqm
TOTAL	652 sqm





### **IMPORTANT NOTICE**

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings has been tested and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

### **MONEY LAUNDERING**

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.

Photographs taken: February 2022  
Aerial photographs taken: February 2022  
Particulars prepared: February 2022

# LOCATION PLAN





SURVEYORS | PLANNERS | ARCHITECTS

The Gatehouse, Hadham Hall, Little Hadham, Ware, Hertfordshire SG11 2EB T: 01279 77 11 88 [www.sworders.com](http://www.sworders.com)