

**FREEHOLD SITE WITH
PLANNING PERMISSION FOR 10 HOUSES**



SITUATION

In this attractive location just a short walk from Elsenham Main Line Station (direct to London Liverpool Street in 55 minutes) in this sought after village approx. 3 miles from Bishop's Stortford, some 4 miles from the M11 (Junction 8) and some 27 miles north-east of central London.

PROPERTY

An **Irregular shaped Site of Approximately 0.841 Acres.**

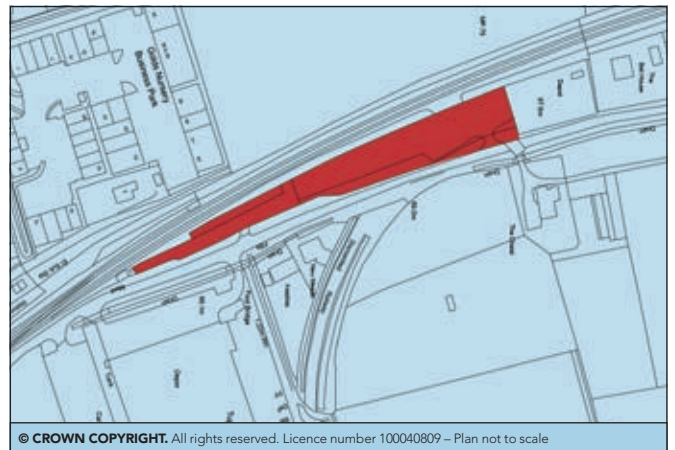
VAT is payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

PLANNING

The Site benefits from Planning Permission dated 4th February 2014 for change of use to provide a residential development comprising 10 No detached two and three bedroom dwellings with associated car parking and amenity space.

Plans available from Auctioneers and supporting documentation available at: <http://publicaccess.uttlesford.gov.uk/online-applications/> using Planning Reference UTT/12/6116/FUL



The Planning would effectively create:

- Type B: 1 x 2 Bed Detached House Approx 893 sq ft
- Type B1: 1 x 2 Bed Detached House Approx 893 sq ft
- Type C: 5 x 3 Bed Detached House Each Approx 1,400 sq ft
- Type C1: 3 x 3 Bed Detached House Each Approx 1,378 sq ft

Total Developed Area Approx 12,920 sq ft

**Development
Opportunity**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Liefman Rose & Co - Tel: 0161 740 7878
Ref: M. Rose Esq - Email: liefmanrose@gmail.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts