



Land At White Roding, Dunmow, CM6 1RX
£525,000



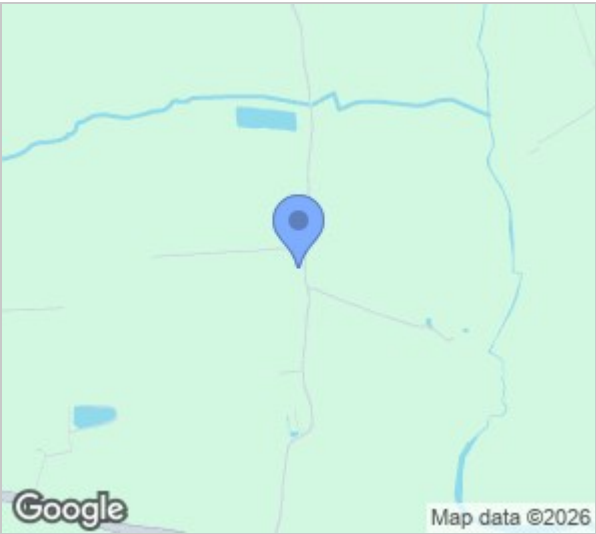
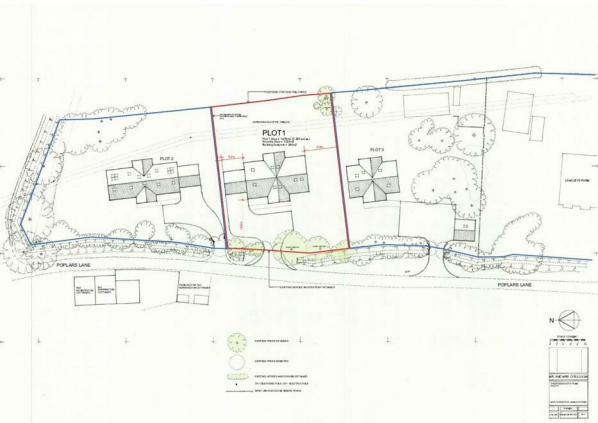
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****Plot 1**** Located in one of Essex's most beautiful and sought after villages is this extremely rare opportunity to purchase land with full planning permission granted for the erection of a luxury four double bedroom detached home with a double garage totaling 3450sq ft/321sqm (including the double garage) sat on approximately 0.365 acre, accessed via gates leading to an existing private driveway (see pictures) with views overlooking open fields. The full plans can be found on Uttlesford District Council Planning Portal with the reference UTT/25/0042/FUL . On the site plan the plot for sale is Plot 1 and the land to the south has a new close boarded boundary fence installed.

The plot is located in White Roding down a stunning country lane over looking open fields, offering perfect opportunities for peaceful countryside walks through the many public footpaths available. White Roding is a quaint, sought after village with easy access to Bretts Farm garden centre and restaurant. As well as being located just a five minute drive to Hatfield Heath which offers a Co-Op, a pub, multiple restaurants and Hatfield Heath Primary School.

The full approval has been accompanied by a further S73 and S96a NMA approvals to make minor improvements to the design and layout, but can also be subject to further applications to accommodate any potential purchases alternative options.

Please note the owner of this plot is a relative of an employee of Reyland Johnson.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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