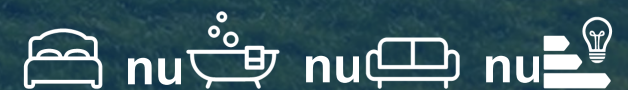




Land At White Roding, Dunmow, CM6 1RX
£525,000



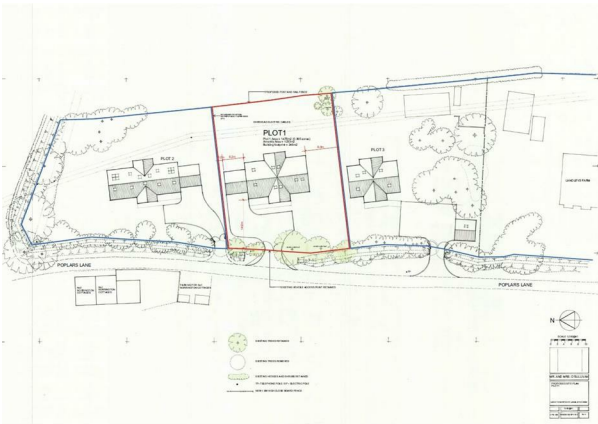
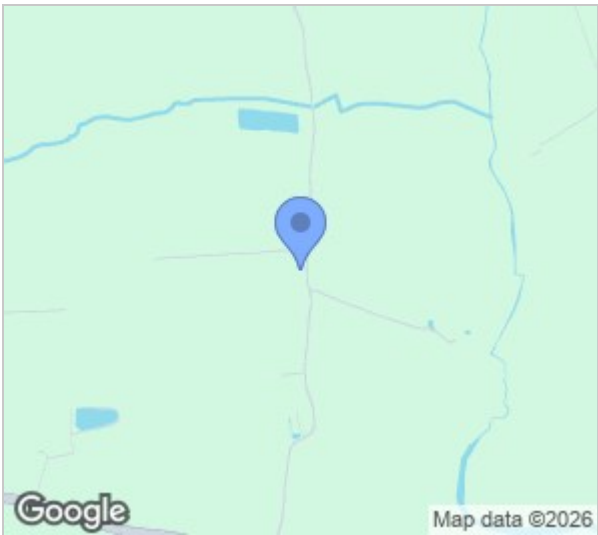
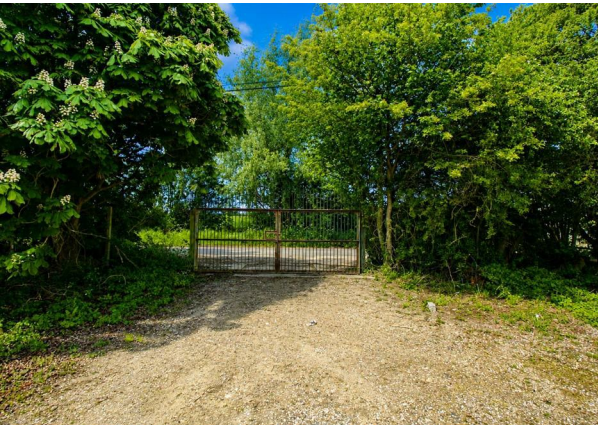
Land At White Roding, Dunmow, CM6 1RX

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.