



# PESTELL & CO

ESTABLISHED 1991

THE BROADWAY, GREAT DUNMOW  
OFFERS IN EXCESS OF : £2,000,000



LAND WITH PLANNING PERMISSION FOR 9 DWELLINGS | UTTLESFORD  
PLANNING REFERENCES: UTT/20/3219/FUL, UTT/20/3164/FUL,  
UTT/20/1683/FUL, UTT/20/1684/LB, UTT/20/3156/FUL. UTT/20/2536/PAQ3,  
UTT/20/3159/FUL | FANTASTIC LOCATION | PRIVATE ROAD

## THE SITE

A unique opportunity to acquire this building plot with planning permission for nine dwellings. The site has picturesque farmland views and is situated down a private road supplying access to a handful of properties and is just a short drive from Great Dunmow. Viewing is highly recommended. (By Appointment)

### \*SUBJECT TO CONTRACT\*

- The seller is looking for proceedable cash offers in excess of £2,000,000\*
- The site is served with mains water and 3 phase power.\*
- The sellers will give permission to discharge in to a local watercourse subject to meeting regulatory requirements.\*
- The seller will have removed all asbestos from site with the appropriate certification.\*
- A Phase 2 soil investigation survey/report will be supplied.\*
- The seller will facilitate the re-siting of any onerous power cables/poles that are currently within the boundary of the site.\*
- The seller will co-operate in all reasonable manner in relation to allowing the buyers to discharge the conditions of the approved planning permissions.\*

### UTTLESFORD PLANNING REFERENCES:

- UTT/20/3219/FUL, UTT/20/3164/FUL (Building 1 & 2)
- UTT/20/1683/FUL, UTT/20/1684/LB (Building 3, 8 & 9)
- UTT/20/3156/FUL (Building 5)
- UTT/20/2536/PAQ3 (Building 6)
- UTT/20/3159/FUL (Building 7)

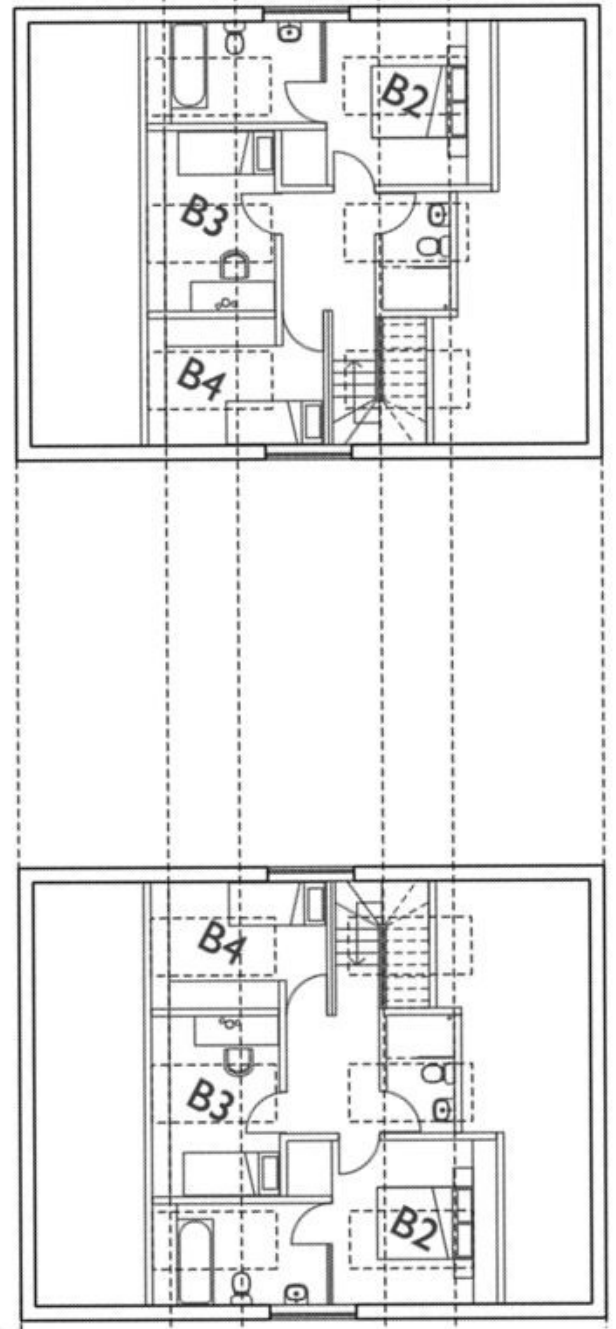
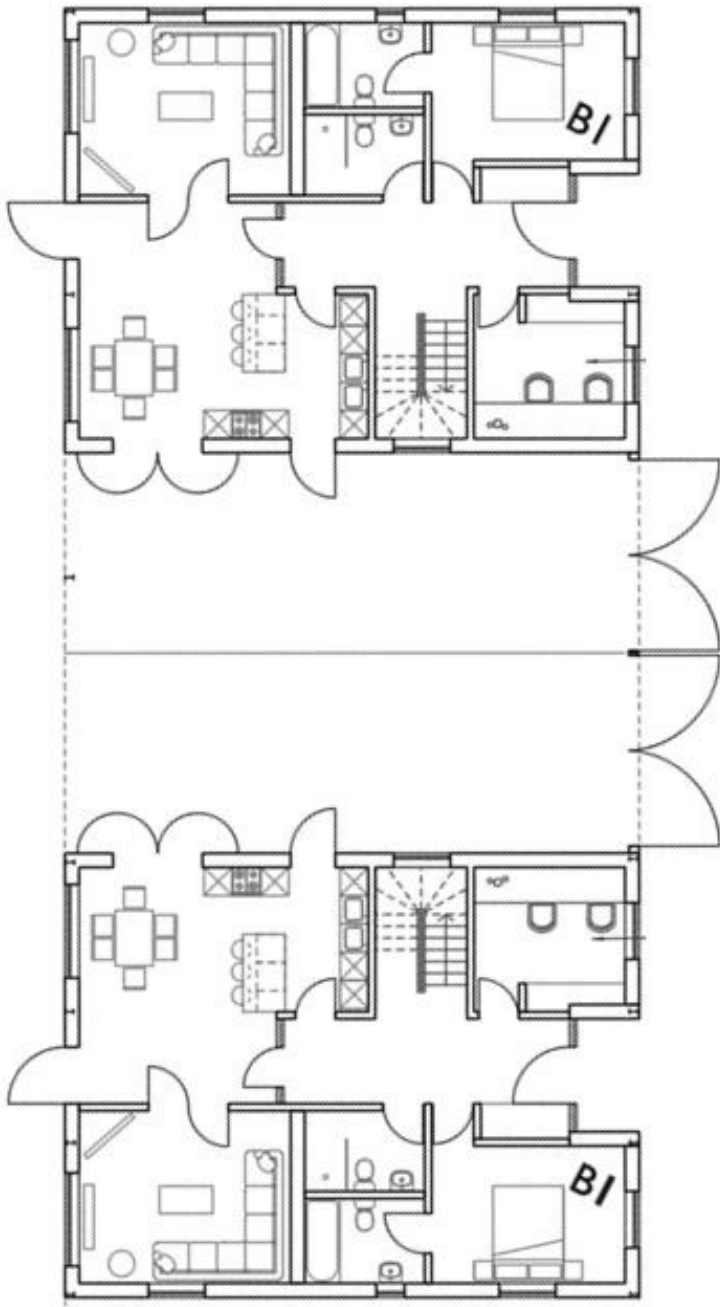
## THE LOCATION

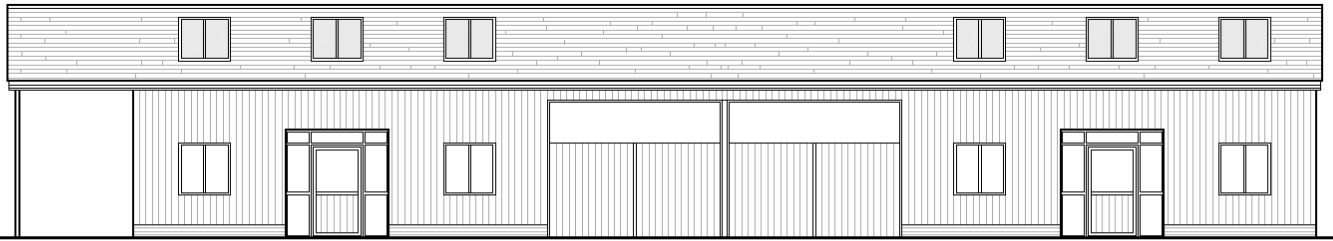
The friendly, welcoming, historic and picturesque market town of Great Dunmow in North West Essex was originally on the site of a Roman settlement on Stane Street, a main Roman route between Colchester and St Albans. 'Dunmow' means 'Meadow on the hill'.

Whilst Great Dunmow has beautiful open countryside all around it, it is also ideally situated for access to the A120 and approximately 8 miles from Junction 8 of the M11 motorway which leads south to London and north to Cambridge. Mainline railway stations can be found at Stansted Airport (Stansted Express, approx 5 miles from Great Dunmow), Bishop's Stortford (approx 10 miles from Great Dunmow) and the Essex County Town of Chelmsford – the only city in the county (approx 13 miles from Great Dunmow). Buses run to Bishop's Stortford, Stansted Airport, Chelmsford and Braintree from the town.

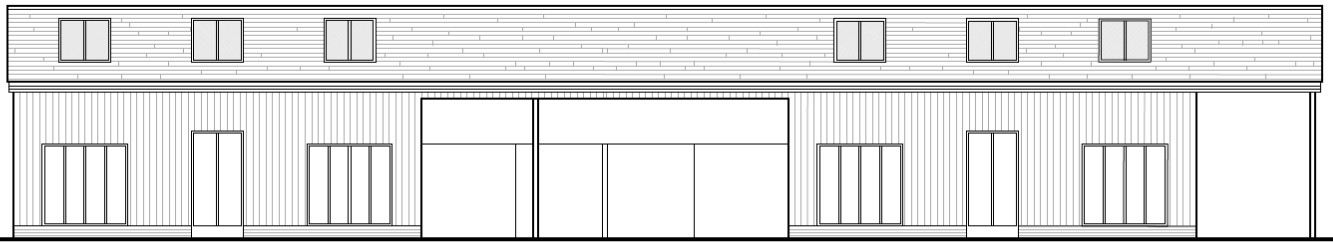


# BUILDING 1

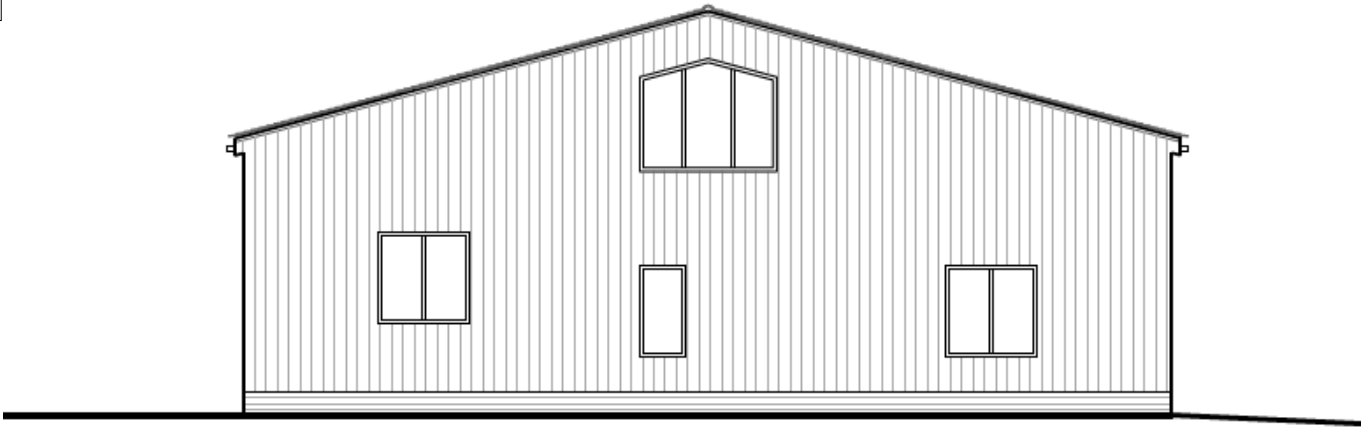




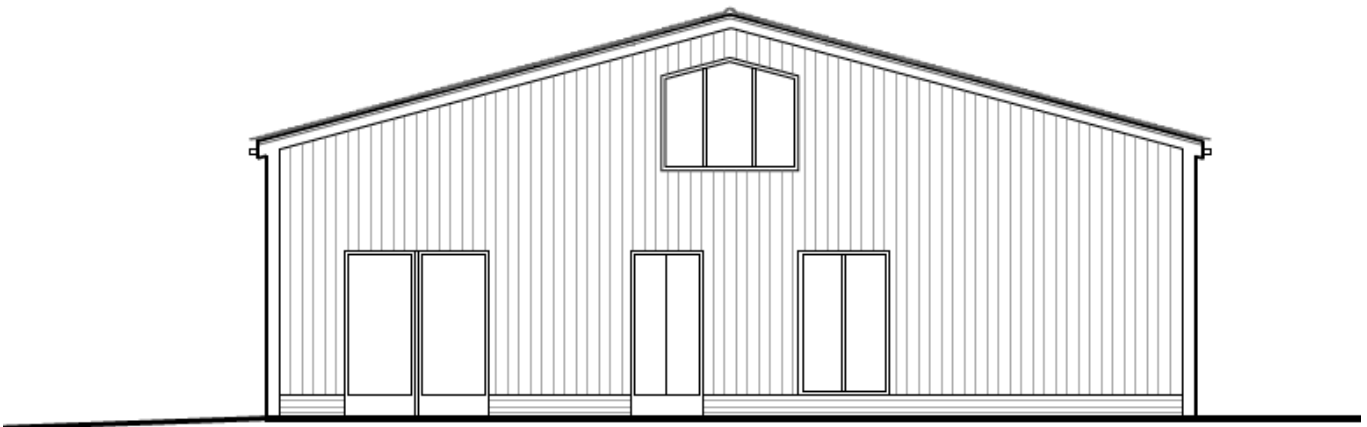
|     |                       |
|-----|-----------------------|
| VI  | East (Yard) Elevation |
| 305 |                       |



|     |                        |
|-----|------------------------|
| VII | West (Field) Elevation |
| 305 |                        |

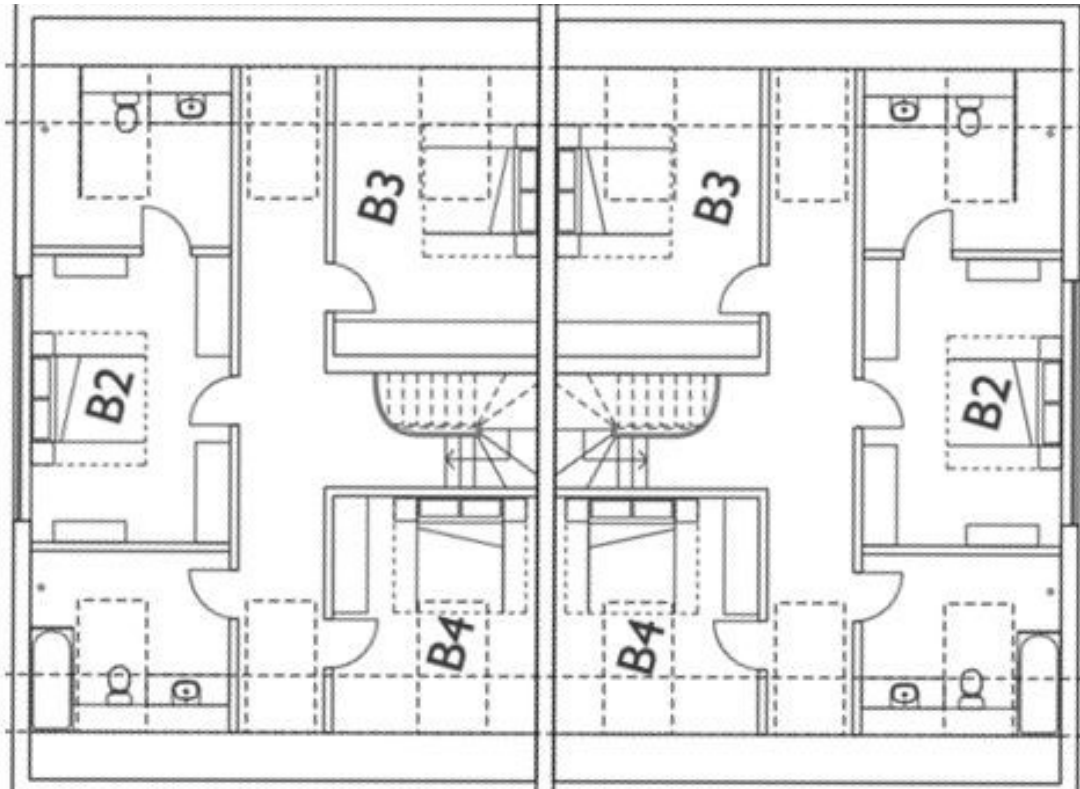
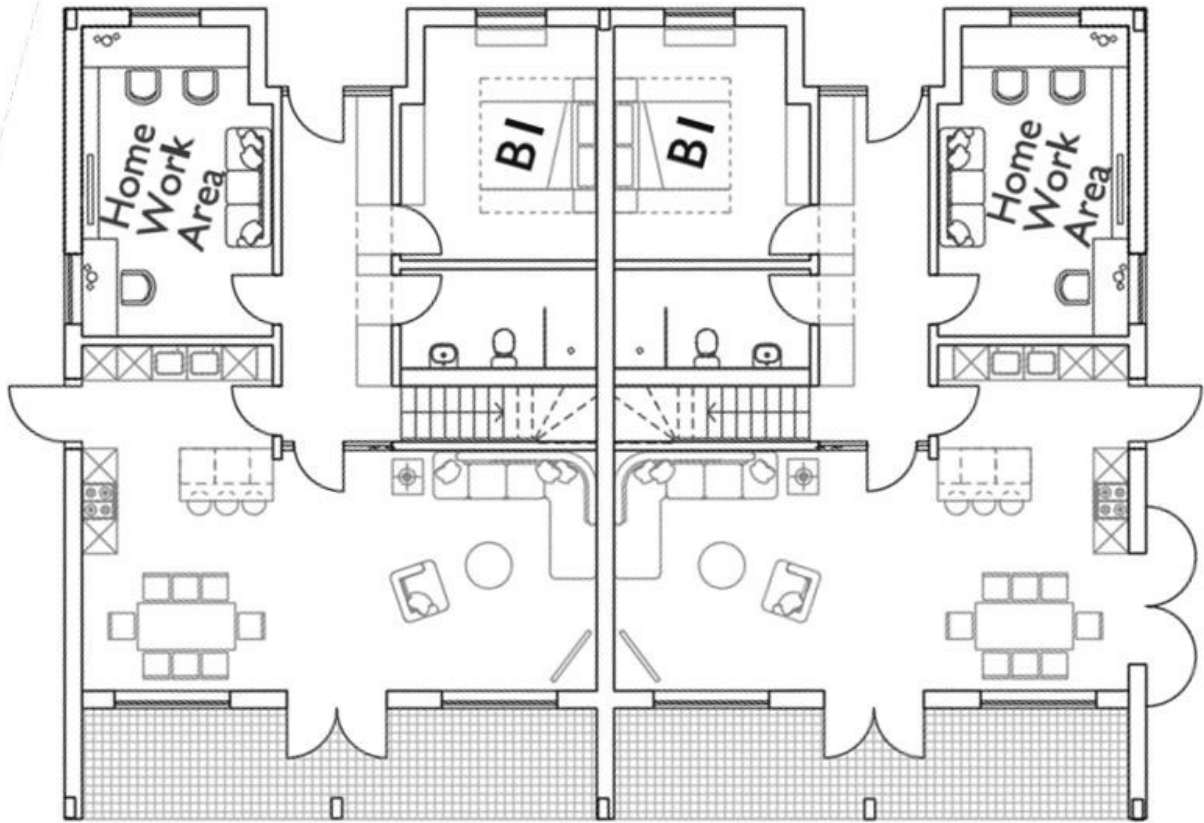


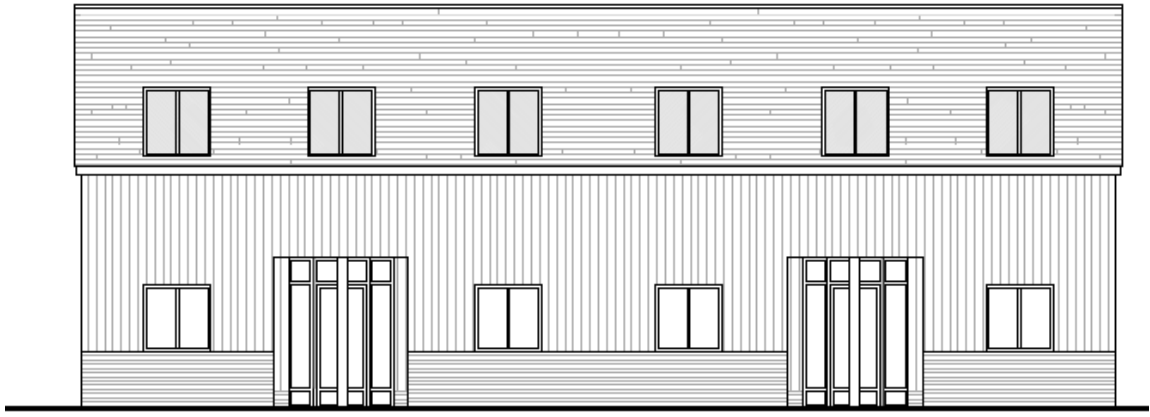
|     |   |
|-----|---|
| IV  | BI-N North Elevation + BI-S South Elevation |
| 305 |   |



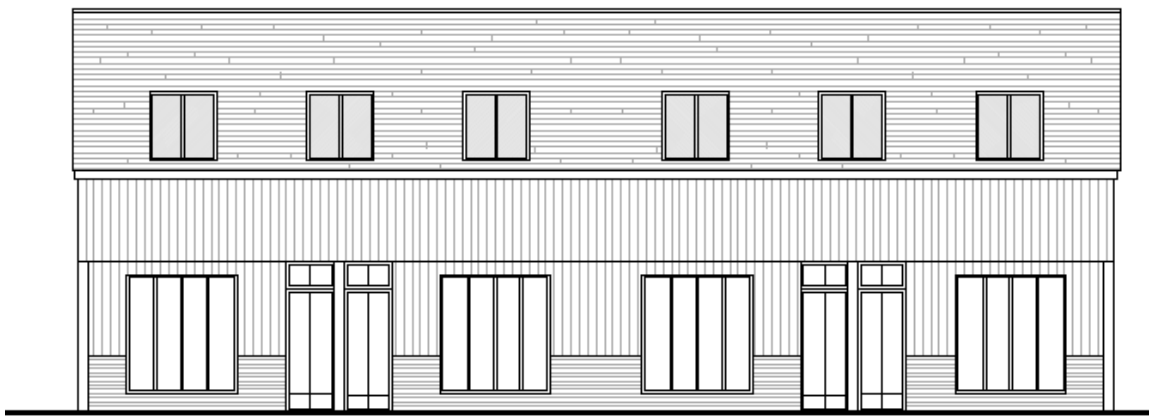
|     |   |
|-----|---|
| V   | BI-N South (covered) Elevation + BI-S North (covered) Elevation |
| 305 |   |

# BUILDING 2

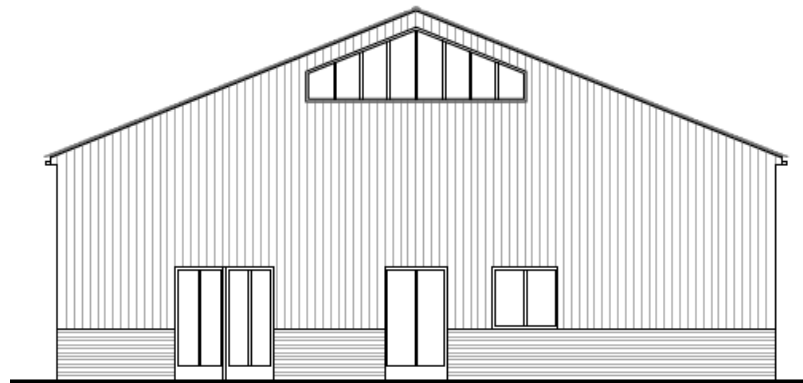
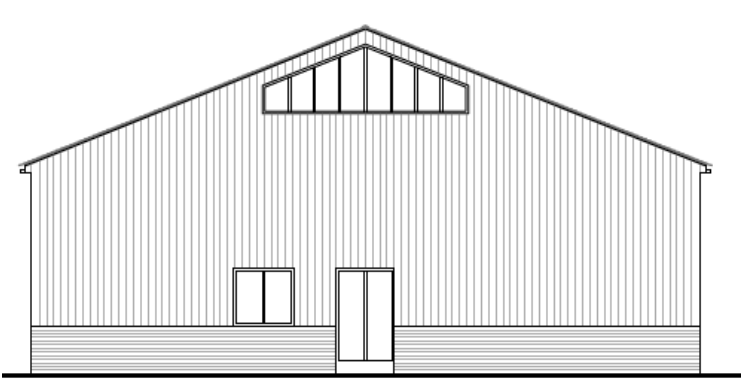




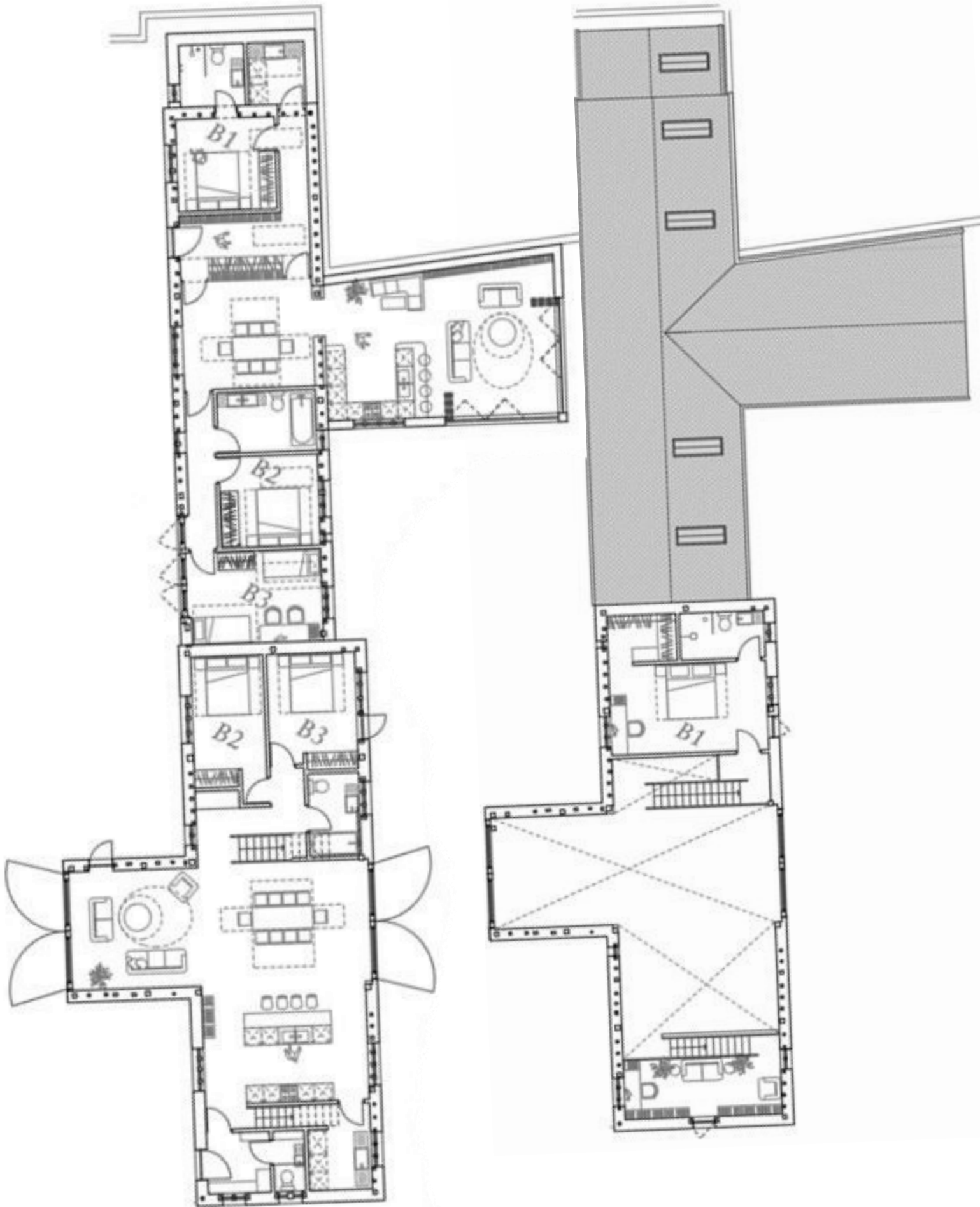
|     |                        |
|-----|------------------------|
| IV  | West (field) elevation |
| 310 |                        |



|     |                       |
|-----|-----------------------|
| VI  | East (yard) elevation |
| 310 |                       |



# BUILDING 3







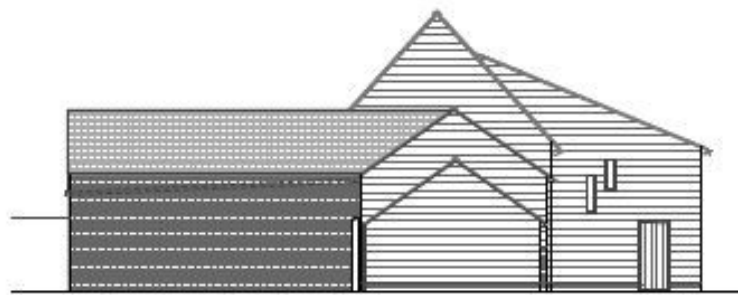
01



02



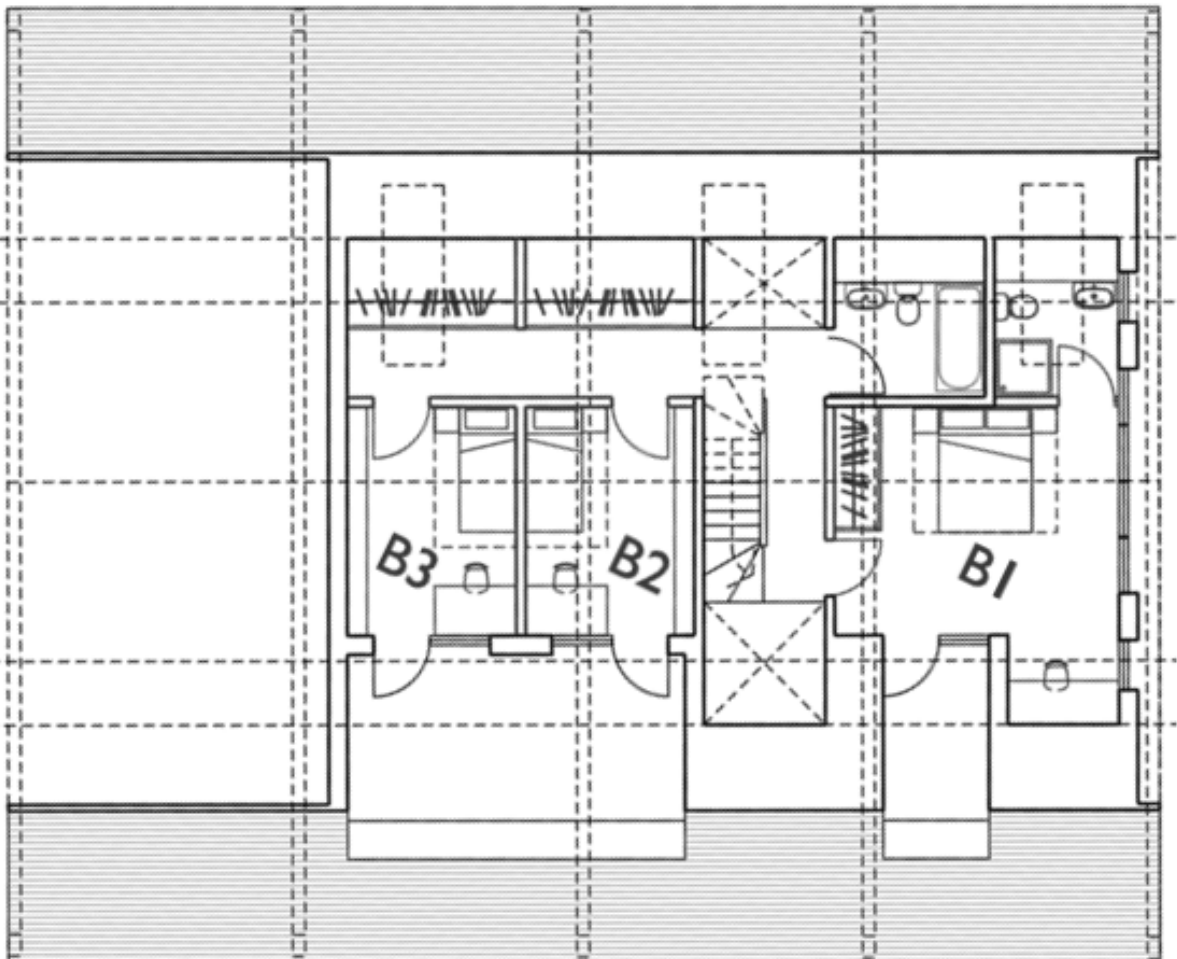
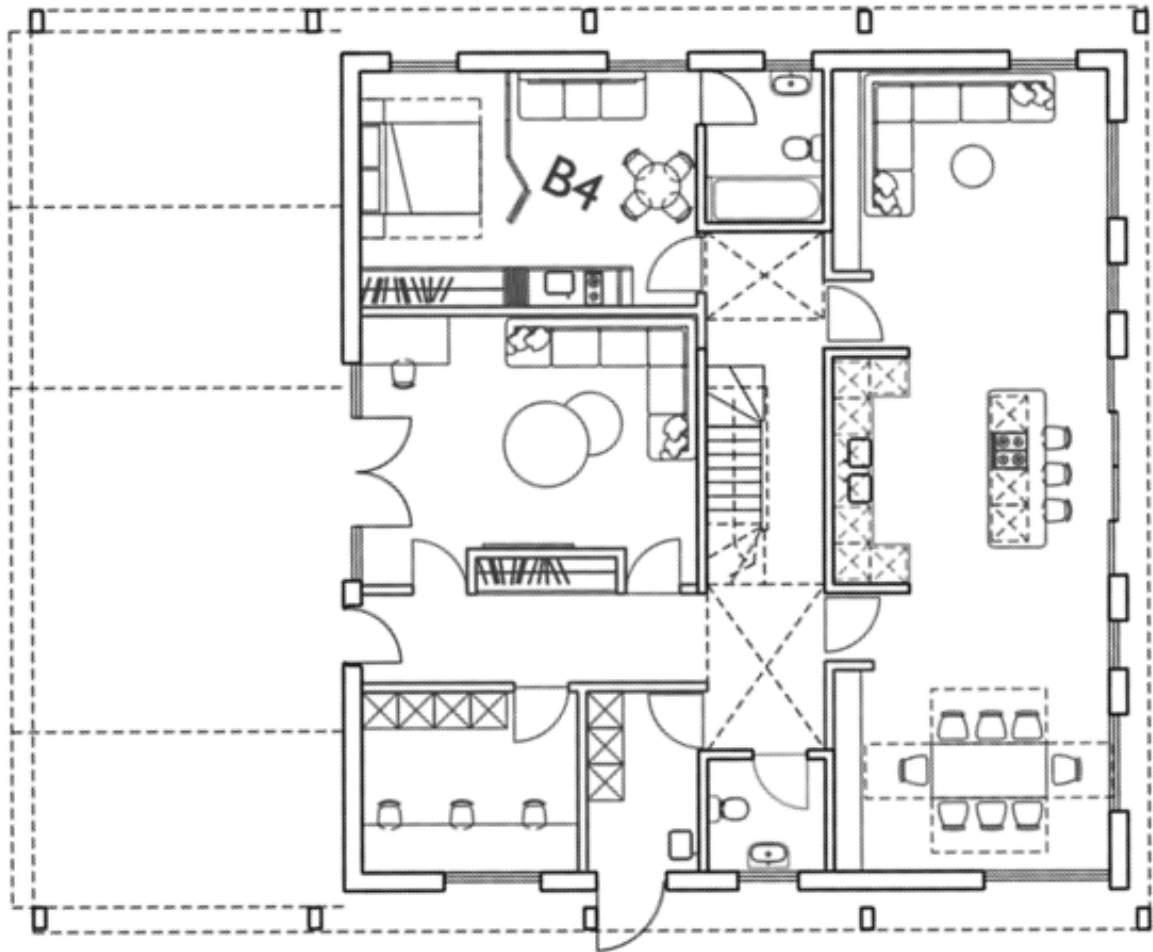
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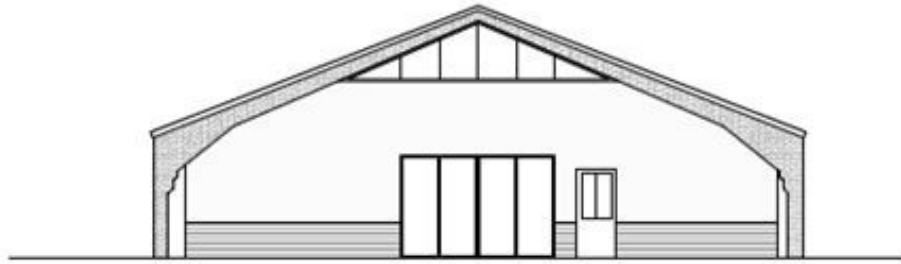
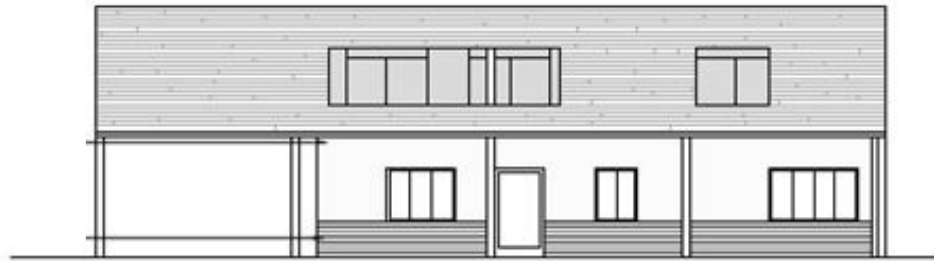
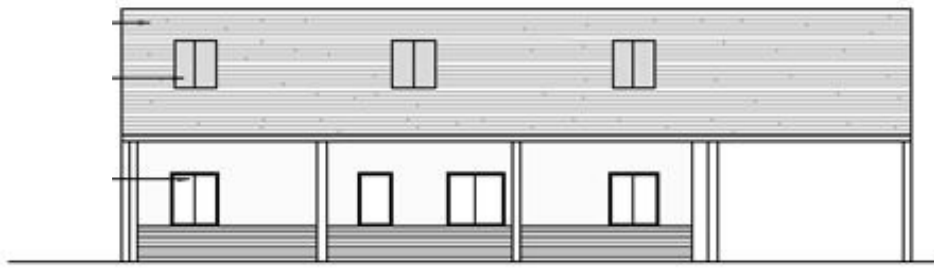


04

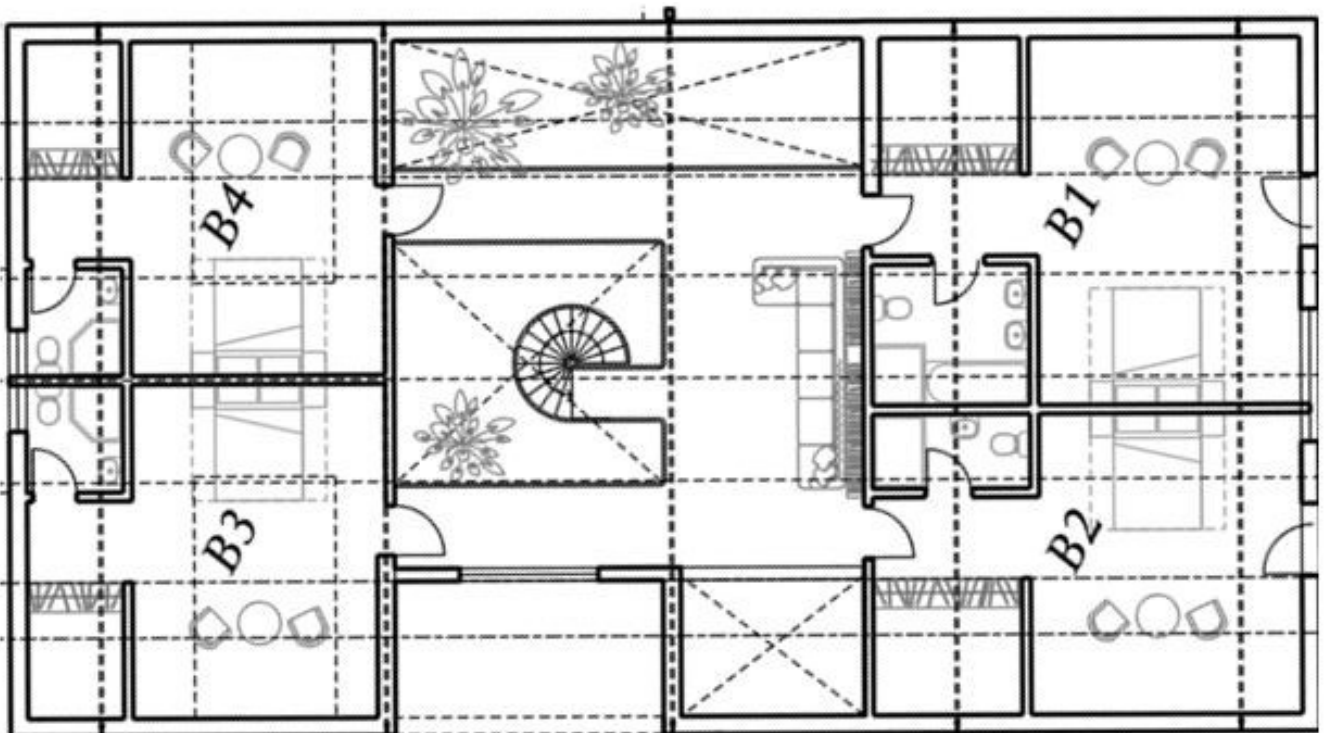
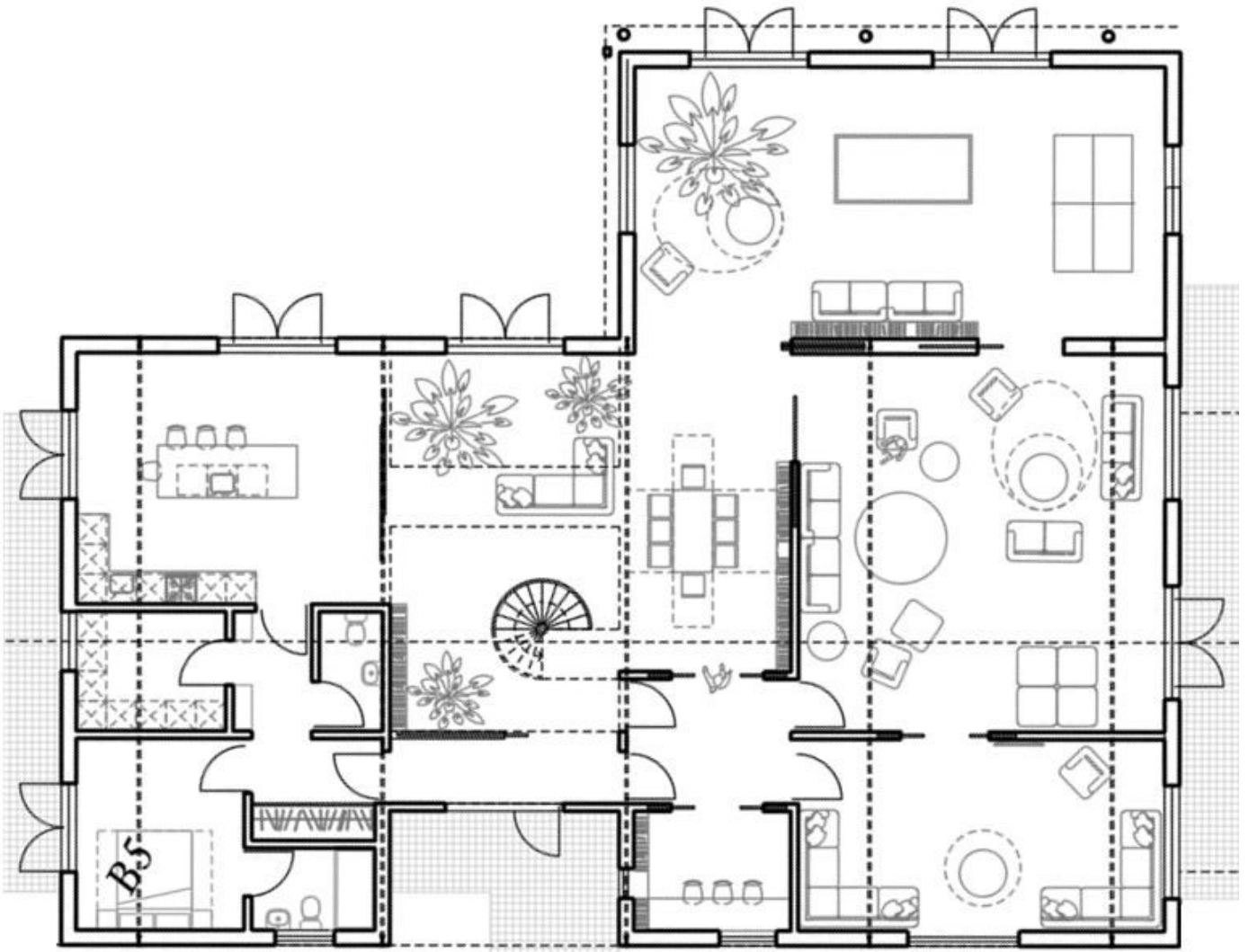


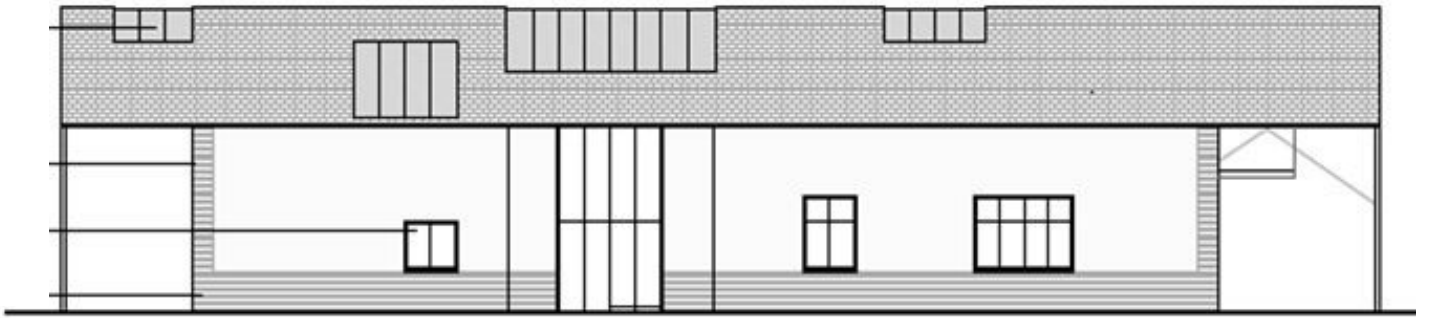
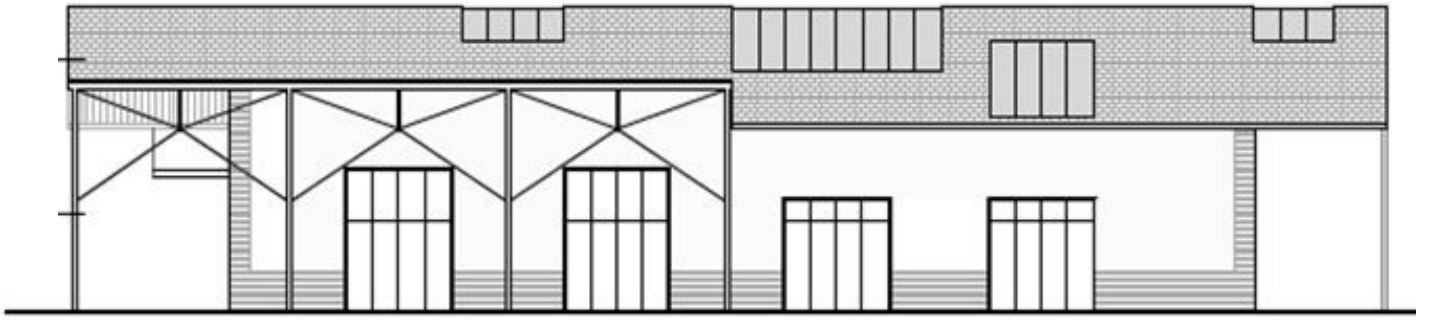
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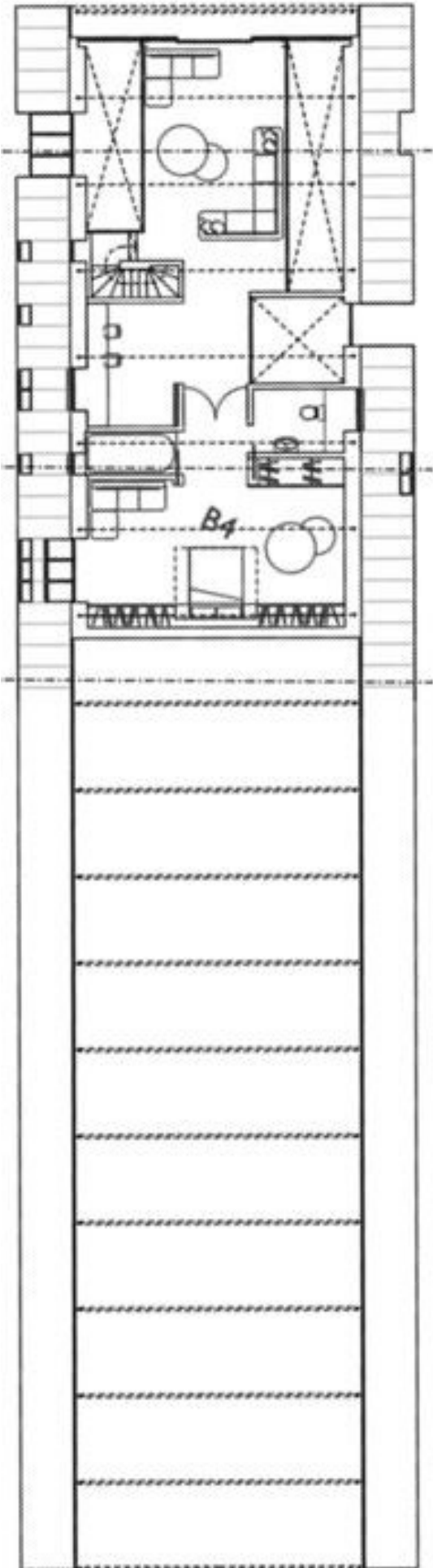
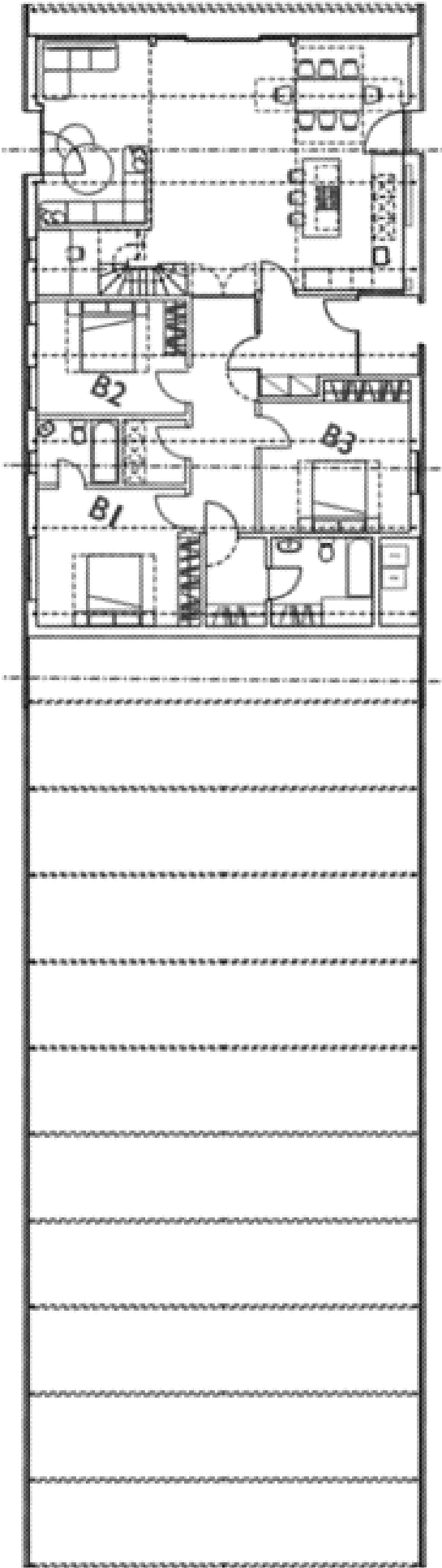


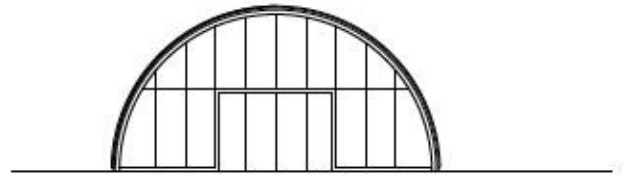
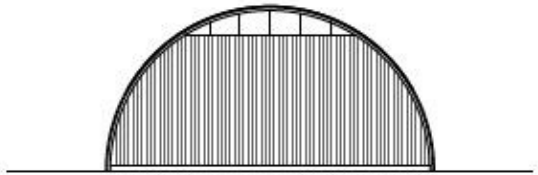
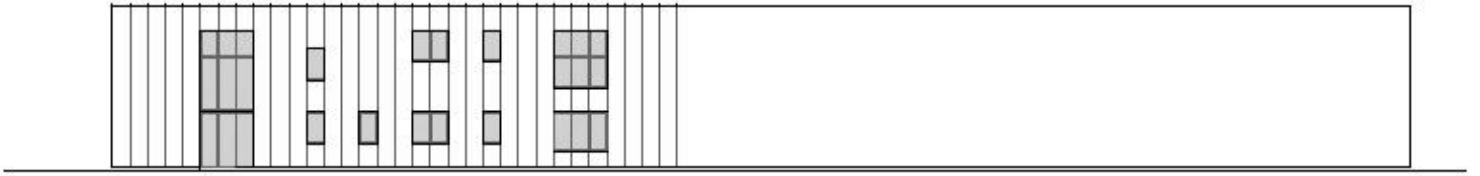
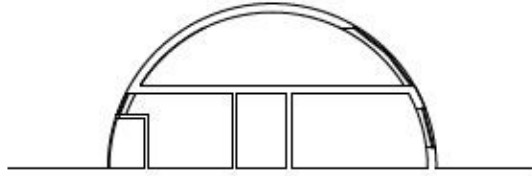
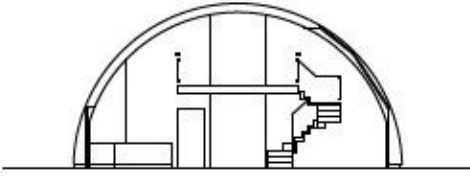
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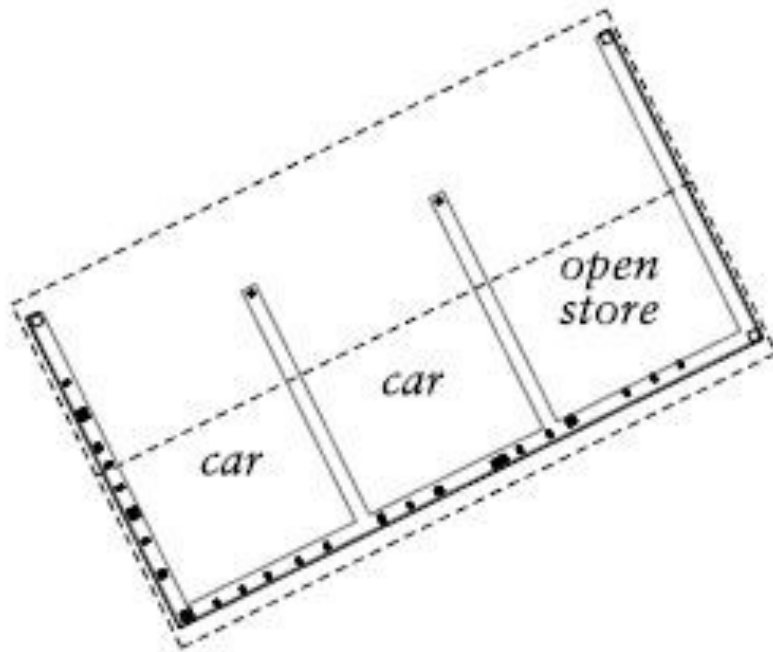
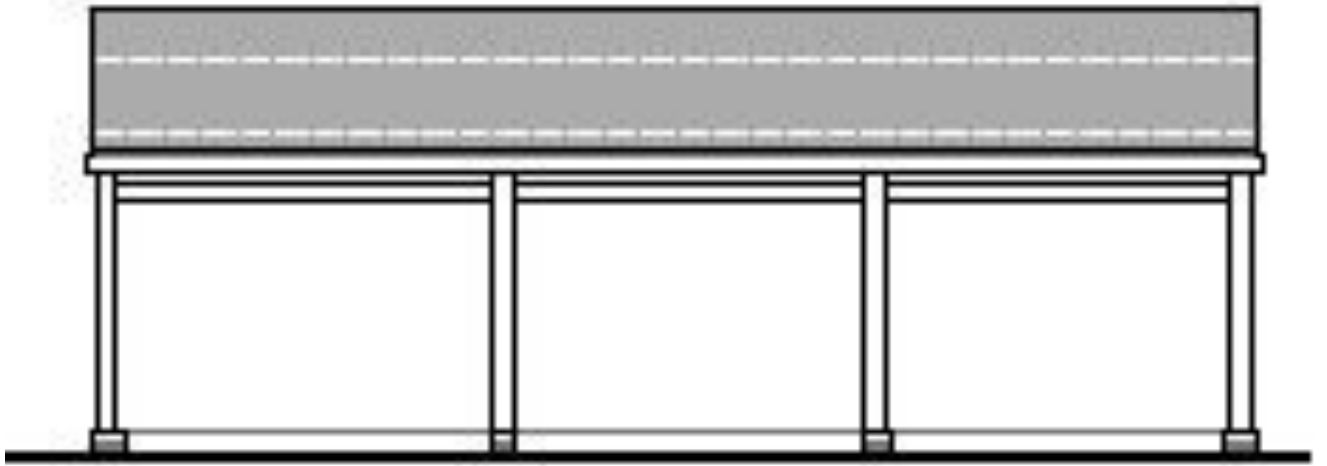


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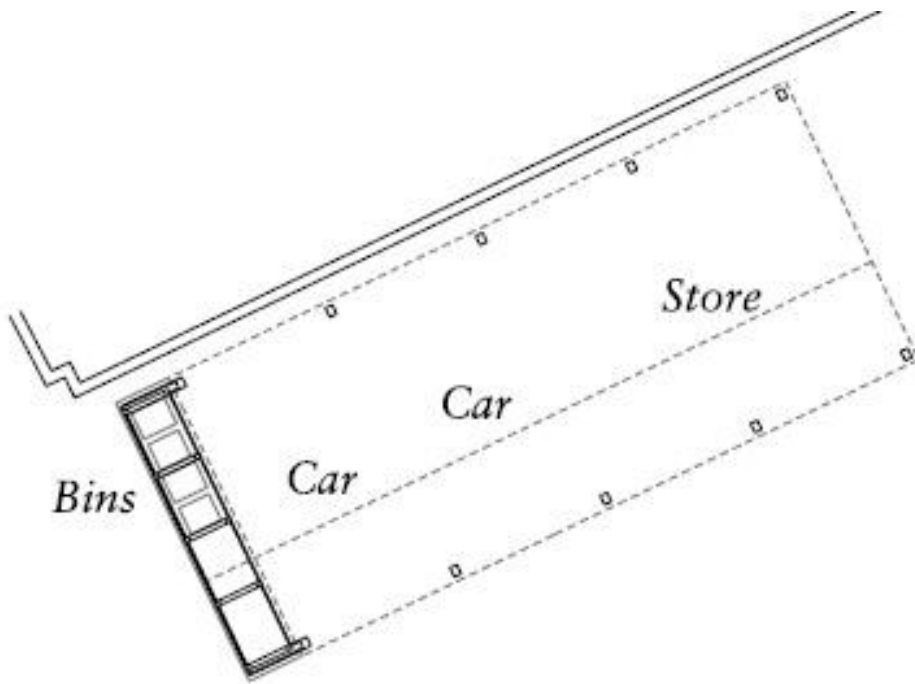
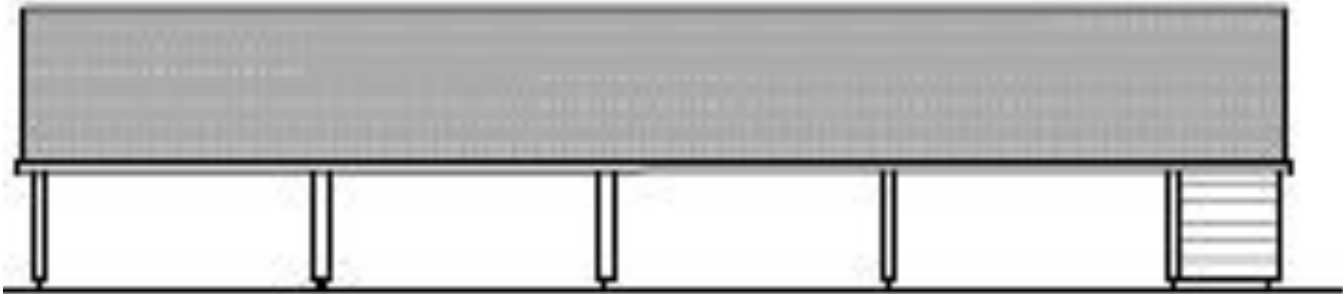
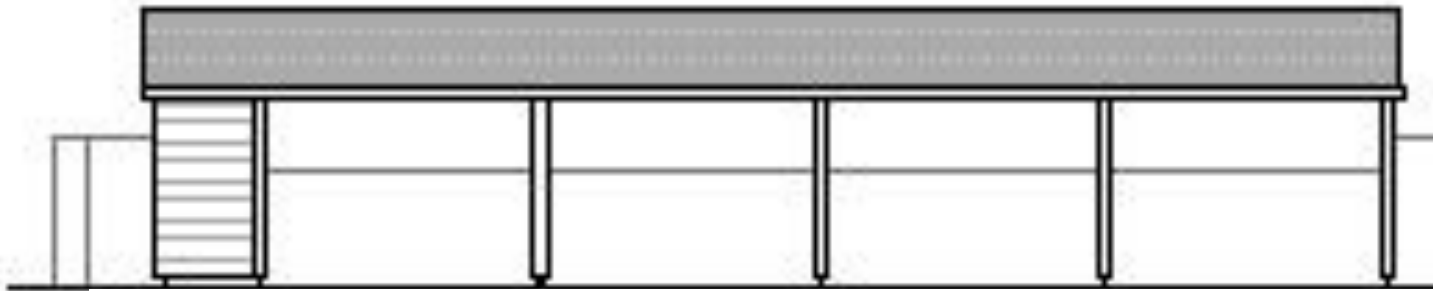


# BUILDING 8





# BUILDING 9





## THE LOCATION

The property is situated at the end of a private road. Shops/services and popular local schools at Felsted and Great Dunmow within a 5 minute drive. Additionally, Freeport Shopping Village and Chelmsford City Centre are within close proximity, as is the A120 and M11 supplying access to Cambridge and London. Stansted Airport is easily accessible and mainline rail links to London Liverpool Street are located in Chelmsford, Bishop's Stortford and Stansted Airport.

GENERAL REMARKS & STIPULATIONS

Folio 3264

FULL ADDRESS

Dunmow Farm, The Broadway, Great Dunmow, CM6 3BJ

LOCAL AUTHORITY

Uttlesford District Council, Council Offices, London Road, Saffron Walden CB11 4ER  
Tel: 01799 510510

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 30 YEARS!!!

WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?