



FOR SALE

Commercial Development Site
Shire Hill Industrial Estate
Saffron Walden
CB11 3AJ

Approx. 1.1 Acres (0.45 Hectares)

- Well located commercial development site
- Adjacent to Shire Hill Industrial Estate & Tesco Superstore
- Prime opportunity for owner occupiers and developers alike
- Outline planning permission for B1 Business uses
- Guide Price - £600,000 (STC)

Location

Saffron Walden is a historic market town located around 15 miles south of Cambridge and around 15 miles north of Bishop Stortford and Stansted Airport. The M11 (J9) is located approximately 5 miles to the north west, which in turn provides rapid access to the M25 and A14/A1. A main line railway station at Audley End (2 miles from the town centre) connects to London Liverpool Street. The town has a resident population of approximately 15,000 and a district population of around 70,000.

The site forms part of a larger mixed use development scheme on the eastern fringe of the town and is located adjacent to the Shire Hill Industrial Estate on its eastern edge and immediately to the west of Tesco Superstore on Radwinter Road.

A new road provides access from both Shire Hill and Radwinter Road.

Description

The site is currently undeveloped land and comprises an area of around 1.1 acres (0.45 ha), subject to measured survey.

The land is being offered with the benefit of a connection to mains services. A mains sewer will run along the eastern boundary of the site adjacent to Tesco. Any proposed development of the site will need to take this into account when designing layout. Further information is available from the agent.

Planning

The site was granted outline planning permission in November 2019 (Ref: UTT/17/3429/OP) for the development of Class B1 (Office, Research & Development and Light Industrial uses). Further planning information can be provided through the agent, including details of conditions and s106 agreement.

Terms

The site is available by way of an unconditional freehold sale at a guide price of £600,000.

Legal Costs

Each party to be responsible for its own legal costs incurred in the transaction.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Philip Woolner or Mark Drummond

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Example Site Layout

