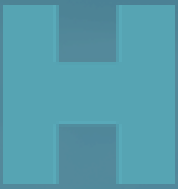
An aerial view of a farm development featuring three large, light-colored houses with red-tiled roofs and brick accents. The houses are arranged in a row, with a paved driveway and parking area in front. A white car is parked in the driveway, and a grey car is parked on the road. The property is surrounded by lush green trees and a well-maintained lawn. A wooden fence runs along the right side of the property.

Sewards End Farm, Walden Road, Sewards End, CB10 2LE

Freehold Development Opportunity

For Further Information please contact a Highfield member:
kishan@highfield-investments.co.uk
Sam.murphy@highfield-investments.co.uk
ben@highfield-investments.co.uk
020 8194 0844



Summary

- A rare opportunity to acquire land with planning in a prestigious location
- Planning permission has been granted for the demolition of existing barns and erection of 3 houses
- Proposed GIA 846 sqm/9,104 sqft
- 3 x 4 bedroom houses
- Located within Uttlesford District Council
- No CIL/S106 charges
- Nearby amenities include Tesco, PureGym and Costa Coffee
- Offers in Excess of £1,000,000 for the freehold interest



Sewards End Farm, Walden Road, Sewards End, CB10 2LE

Description

The site sits on a bend in the road with a formal access off Redgates Lane. Redgated Lane is characterised by large, traditional residential properties. The farm buildings opposite the site have all been converted to residential units.

Planning permission has been granted by Uttlesford District Council under reference: UTT/25/0525/FUL for the demolition of existing barns and the erection of 3 luxury houses with associated works including bin/cycle storage, parking provisions and landscaping.

Proposed Schedule of Accommodation

Units	Beds	Type	GIA (m2)	GIA (sqft)
1	4	House	280.0	3,013
2	4	House	284.0	3,056
3	4	House	282.0	3,035
Total			846.0	9,104



Sewards End Farm, Walden Road, Sewards End, CB10 2LE

Location

The site is located within a charming village in Essex and sits just outside the edge of the village. Located just minutes from the picturesque market town of Saffron Walden, voted the top place to live in 2025. The local area provides easy access to amenities while retaining a close-knit community feel, featuring historic homes and the surrounding countryside. Local nearby amenities can also be found just a short drive away on Radwinter Road and Thaxted Road.

The local area is served primarily by Bus Services 320 and 321 providing connections between Saffron Walden and Haverhill, passing through Sewards End.

Existing Site



Indicative CGI



Sewards End Farm, Walden Road, Sewards End, CB10 2LE

Proposed Site Plan



Proposed Street Plan



Terms

Highfield are inviting Offers in Excess of £1,000,000 for the freehold interest.

Tenure

Freehold.

Financial Contributions

We understand that CIL and S106 charges are not applicable.

VAT

We have been advised that VAT is not applicable to this transaction.

Access

Access to the site is available by prior appointment. Please call a member of the Highfield team to arrange.

Further Information

Please contact a member of the Highfield team for further information. Pictures, floorplans and planning documents are available on request.



Kishan Papat

kishan@highfield-investments.co.uk
020 8194 0844

Sam Murphy

sam.murphy@highfield-investments.co.uk
020 8194 0844

Ben Runciman

ben@highfield-investments.co.uk
020 8194 0844

[highfield-investments.co.uk](https://www.highfield-investments.co.uk)

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.