

Land to the rear of Saffron Walden Community Hospital

RADWINTER ROAD, SAFFRON WALDEN, ESSEX, CB11 3HY

Residential Development Opportunity
For Sale via Private Treaty
April 2026



savills

Indicative Plan Only



KEY HIGHLIGHTS

- Residential development opportunity in Saffron Walden
- Site area extends to approximately 2.01 acres (0.814 ha)
- Freehold with vacant possession
- For Sale via Private Treaty
- Planning in Principal approved for up to 9 dwellings (ref: UTT/26/046/PIP)

LOCATION & DESCRIPTION

The property is located to the east of Saffron Walden town centre. Saffron Walden is located 19.08 km (11.85 miles) southeast of Cambridge and 60.4 km (37.31 miles) north of London.

Saffron Walden is well placed for commuting into Essex and Cambridgeshire, with road connections to the M11 and subsequent wider motorway network. The closest railway station to the site is Stansted Airport Railway Station, this provides a direct service into London Liverpool Street with an average journey time of 50 minutes.

Saffron Walden has a variety of local amenities including a range of shops and restaurants.

The site currently comprises unkept shrubland which has been declared surplus to requirements by the NHS.

OVERVIEW

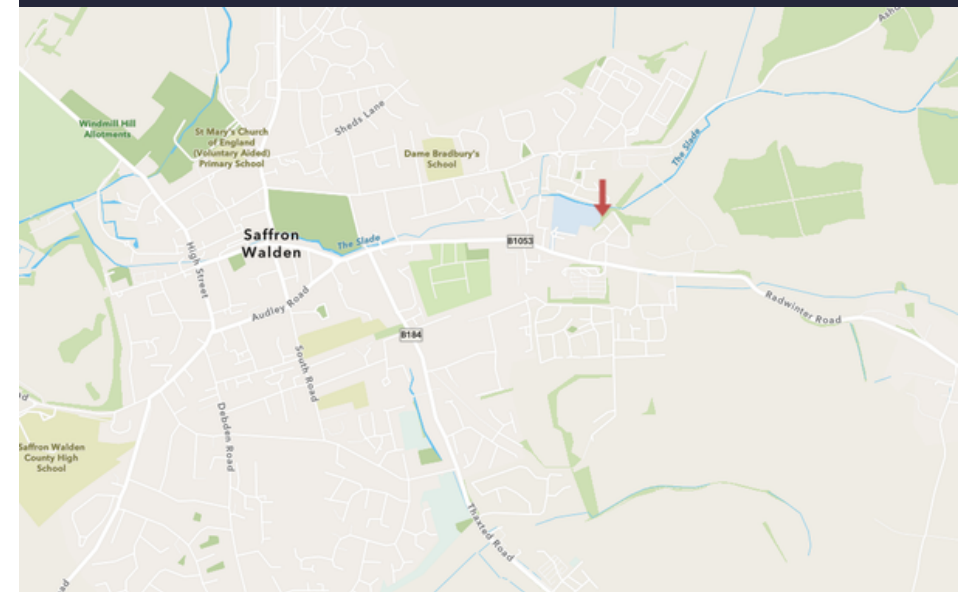
On behalf of the NHS, Savills (UK) Ltd is pleased to offer for sale the freehold interest in the land to the rear of Saffron Walden Community Hospital, Radwinter Road, Saffron Walden, Essex.

The property comprises 2.01 acres (0.814 ha) of surplus shrubland and lies to the rear of Saffron Walden Community Hospital. Planning in Principal was approved in March 2026 for the erection of up to 9 residential dwellings.

The method of disposal is via Private Treaty.

Offers are invited on an unconditional and conditional basis. Preference will be given to bids and to parties who can clearly demonstrate that they have undertaken a full analysis of the site.

The full Information Pack can be provided upon request.



PLANNING

The site lies within the jurisdiction of Uttlesford District Council. Planning in Principle was approved in March 2026 for the erection of up to 9 residential dwellings (ref: UTT/26/0046/PIP). All information can be found within the dataroom.

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

VACANT POSSESSION

The freehold interest is for sale with the benefit of full vacant possession.

VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills. Should you wish to reserve a timeslot, please register your interest with the sale agents.

OVERAGE

We require all offers to include an overage provision.

TIMING & METHOD OF SALE

The method of disposal is by Private Treaty.

As part of the Heads of Terms process, we will set out a detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.



METHOD OF SALE

The site is being marketed by way of Private Treaty. Offers invited on an unconditional and conditional basis. In submitting offers parties should provide sufficient information to allow the Vendor to assess the nature of the proposal and level of due diligence undertaken.

Offers are to be sent vial email to rebecca.kirwan@savills.com and louis.bragg@savills.com.

The Vendor is not bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

BID SUBMISSION

The following is to be submitted as part of any bid:

- Outline of board approval process;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of anticipated purchase timetable;
- Confirmation of deposit to be paid upon completion of contracts;
- Details of track record and any nearby land interests.
- Confirmation of an overage and clawback provision.

DATA ROOM

All information relating to the site is available in the Data Room, please contact rebecca.kirwan@savills.com or louis.bragg@savills.com for access to the Data Room

CONTACT

For further information please contact:

Rebecca Kirwan

rebecca.kirwan@savills.com
+44 (0) 7855 187 838

Louis Bragg

louis.bragg@savills.com
+44 (0) 7974 845 077

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