

Clatterbury Lane, Clavering, CB11 4QU

CHEFFINS

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Guide Price £1,150,000



- Stunning new development
- Renowned local developer Pelham Structures
- A blend of contemporary and traditional finishes
- Golden brick plot purchase available
- Exceptional energy efficiency
- Impressive specification throughout

An exceptional new development comprising five beautifully designed homes, set within an idyllic village location and enjoying pleasant views over the surrounding countryside. The driveway is thoughtfully centred around a mature oak tree, adding to the development's distinctive setting and character. The first homes are anticipated to be completed in November/December 2027.


PLOT 05
3 BED
SINGLE STOREY
PLOT 04
2.5 BED
SINGLE STOREY
PLOT 03
3 BED
PLOT 02
4 BED
PLOT 01
4 BED





LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

SITE SUMMARY

Plot 1* (285.8 sqm / 3,075 sqft) - £1,400,000
Plot 2 (223.1 sqm / 2,401 sqft) - £1,150,000
Plot 3 (214.2 sqm / 2,305 sqft) - £1,075,000
Plot 4 (150.6 sqm / 1,620 sqft) - RESERVED
Plot 5 (189.6 sqm / 2,040 sqft) - £1,000,000

Plots 1–3 comprise substantial detached houses, while Plots 4–5 are generously proportioned detached bungalows.

All properties benefit from well-proportioned plots, with additional adjoining land available to purchase by separate negotiation.

Early reservations will be offered, with Golden Brick purchase options available at 45% of the total property value, providing buyers with the opportunity to customise and create a bespoke home.

AGENT'S NOTE

The images and floor plan featured are indicative of Plot 2. Some of the photographs are from a similar Pelham Structures development or have been AI enhanced for illustrative purposes only.

- Tenure - Freehold
- Annual Estate Management Charge - To be confirmed
- Council Tax Band - To be assessed
- EPC - Predicted 'B'
- Property Type - Detached house
- Property Construction - Timber framed with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 2401
- Parking - Double garage & off-street parking

UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Air source heat pump
- Broadband - To be connected
- Mobile Signal/Coverage - OK

* Build completion for Plot 1 anticipated 2028.





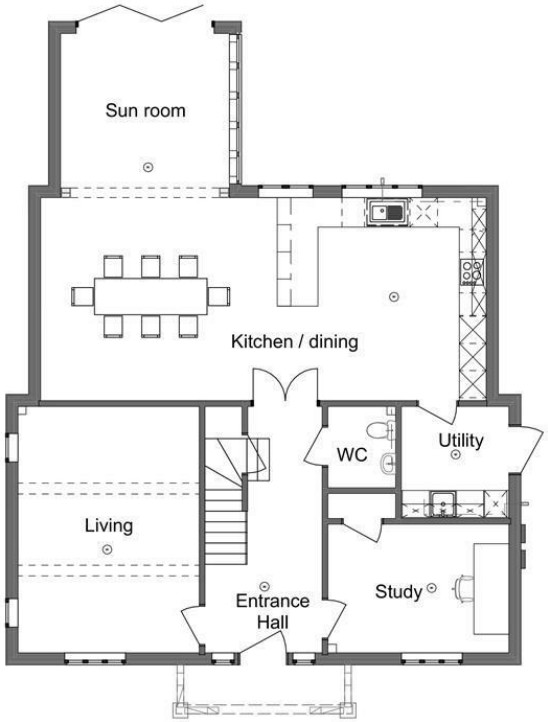




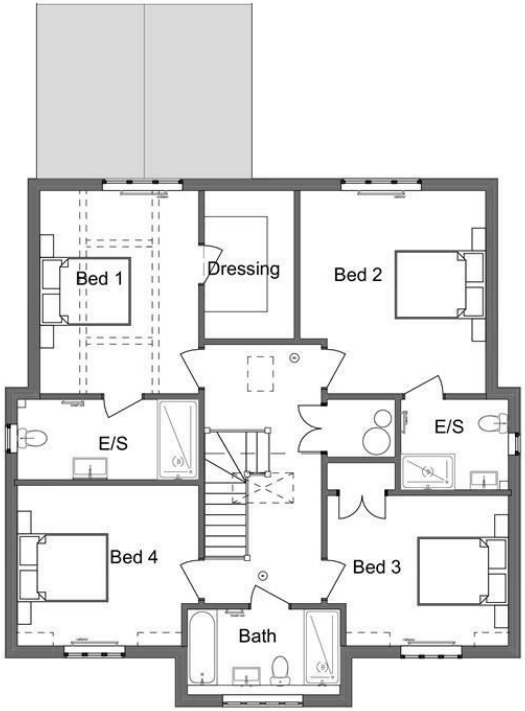






GROUND FLOOR PLAN



FIRST FLOOR PLAN

Guide Price £1,150,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - Uttlesford

For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.