



## 4 bed detached house to buy in

Frambury Lane, Newport, Saffron Walden,  
Essex, CB11 3PY

**£270,000** Starting Bid

🏠 x4 🚗 x2 🚲 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Fantastic renovation potential
- ✓ Easy walk to Newport train station
- ✓ 4-bedroom detached property
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A rare opportunity to acquire a substantial plot with an existing detached dwelling in one of Newport's most sought-after residential locations on Frambury Lane.

Occupying a generous plot of approximately a quarter of an acre, the property is one of the original homes on the lane and offers exceptional potential for refurbishment, replacement or redevelopment, subject to the necessary planning consents.

The existing timber-framed house is likely to be of particular interest to cash purchasers, developers, self-builders or those seeking to create a bespoke new home in a highly desirable village setting.

The plot offers a unique combination of mature positioning, established residential footprint and excellent accessibility, being within walking distance of Newport mainline station, local amenities and well-regarded schools.

Properties with this scale of plot and redevelopment potential rarely come to market in Newport. Offered with no onward chain.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £270,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Timber frame

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

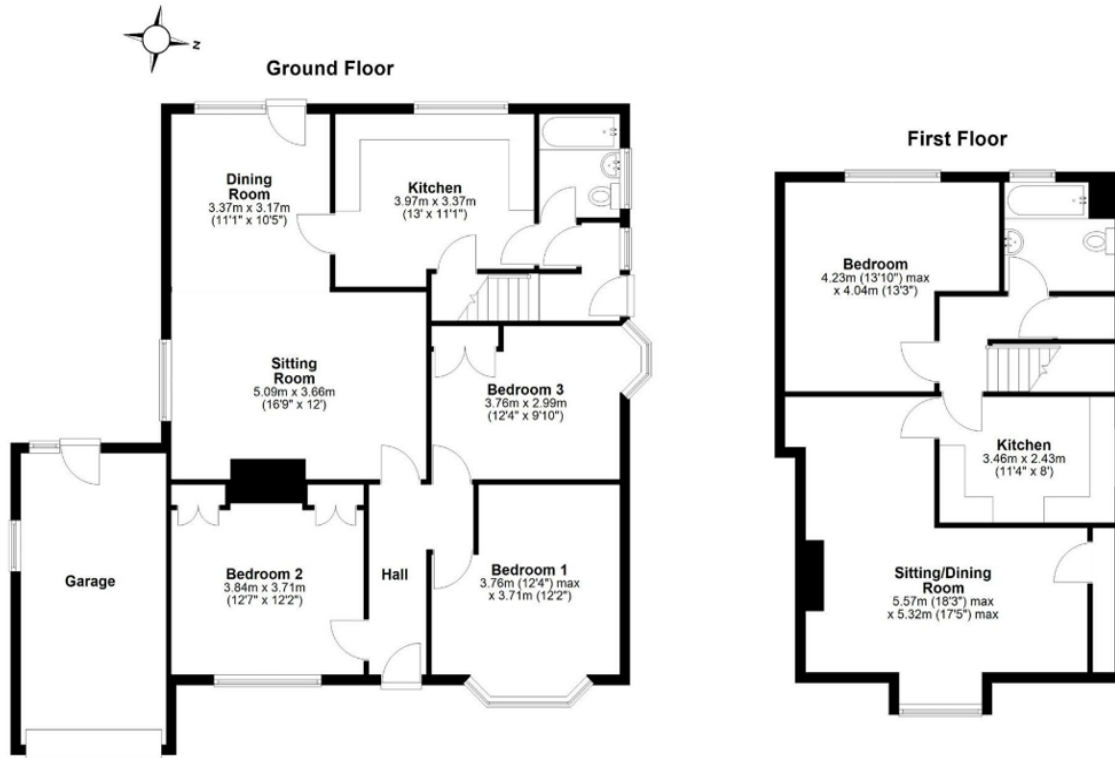
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Gross Internal Floor Areas  
 Ground Floor 98 sqm (1059 sqft) excluding Garage  
 First Floor 61 sqm (654 sqft)  
 Total 159 sqm (1713 sqft)

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 69                      | 77        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

Frambury Lane, Newport, Saffron Walden, Essex, CB11 3PY

Contact your local branch today for more information on this property:

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