

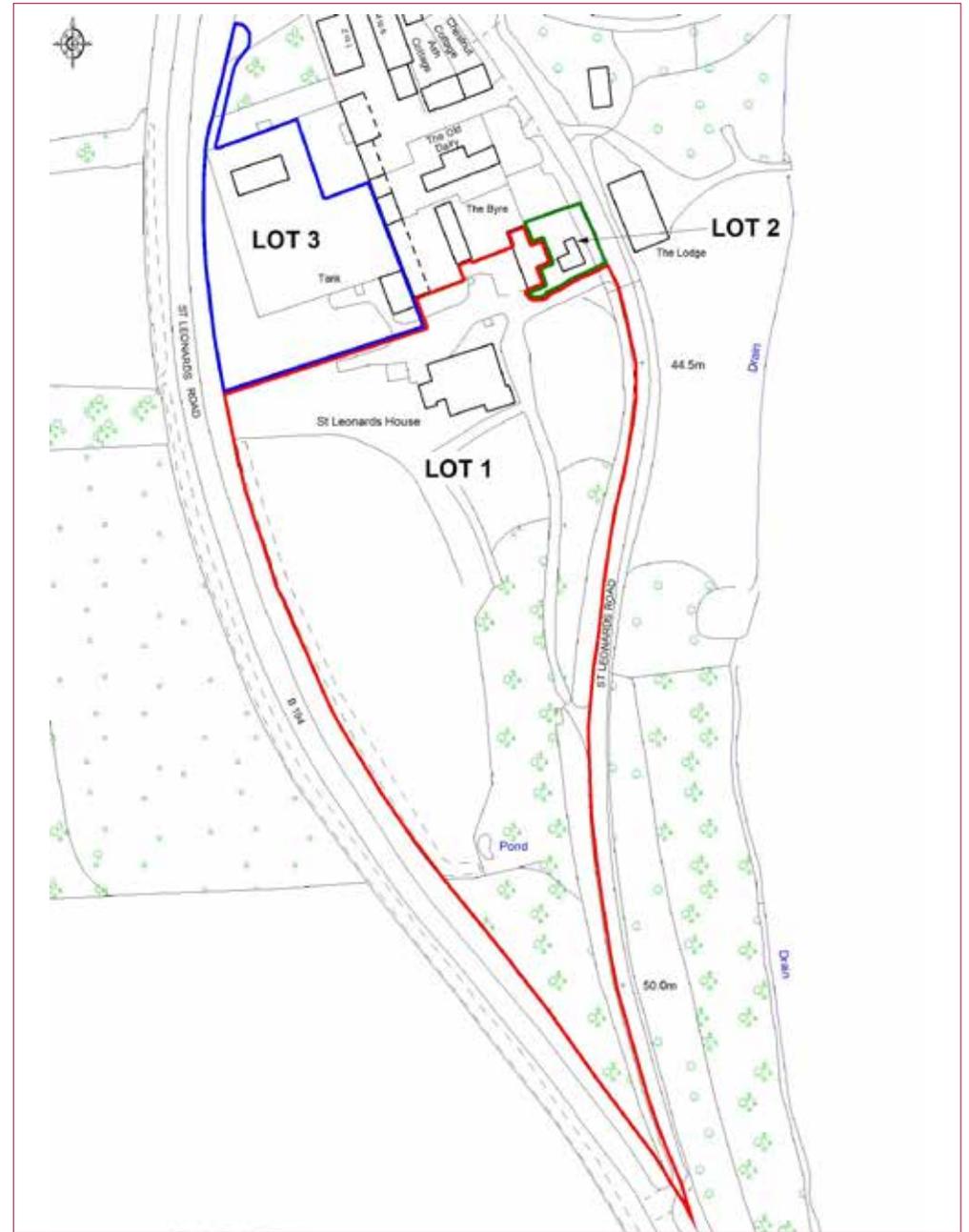
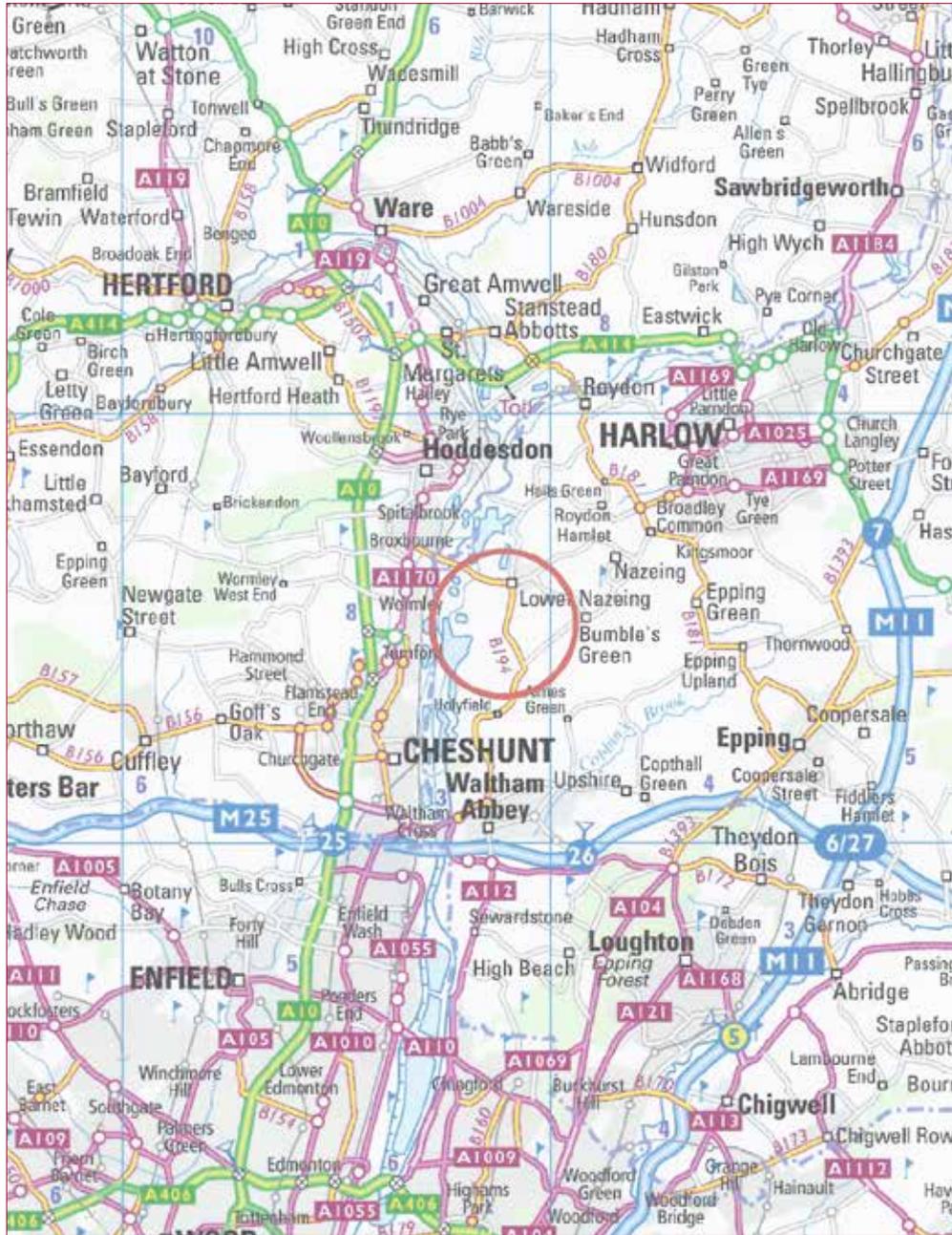


ST LEONARDS HOUSE & LODGE PLUS PERMISSION FOR TWO FURTHER DWELLINGS

St Leonards Road, Nazeing, Essex EN9 2HG

www.weldonbeesly.com

WeldonBeesly



ST LEONARDS HOUSE & LODGE

PLUS PERMISSION TO CONVERT OUTBUILDINGS TO 2 FURTHER DWELLINGS

An exciting opportunity to purchase this extensive eight bed Country House, two bed detached lodge, plus other outbuildings and a walled garden, which have planning permission to develop two further dwellings.

St Leonards House and The Lodge extend to a total of 8,643 sq.ft. The Garden House and The Old Stables have permission to create 3,261 sq.ft of residential accommodation.

With a total of 6.62 acres (2.679 hectares)

- Pleasant rural location
- Excellent communications
- Broxbourne Rail 2.2 miles
- Waltham Abbey 4 miles
- M25 J26 5.5 miles
- Central London 20 miles

FOR SALE AS A WHOLE OR IN THREE LOTS BY PRIVATE TREATY

ENQUIRIES

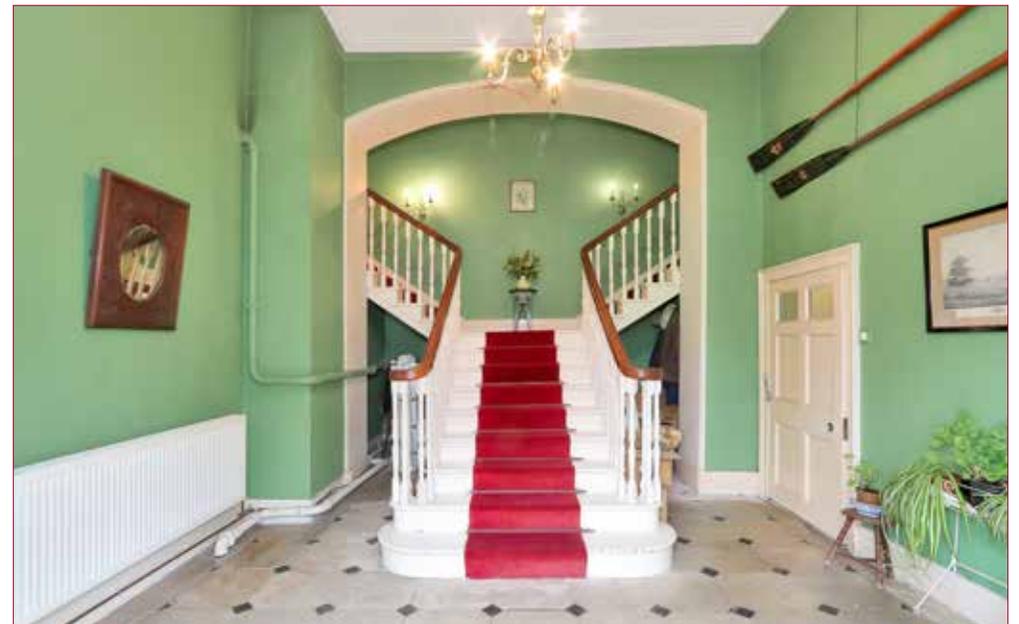
Jack Panton or Tom Banks

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St Leonards House is a Country House part dating back to the 18th Century offering great opportunity to establish a wonderful family home. In addition is the chance to develop the outbuildings; in particular The Old Stables and The Garden House have permission to convert into two further dwellings.

The house is approached from the former St Leonards Road with a sweeping driveway passing through the gardens and opening into a parking area in front of the house; the former entrance drive extends through the gardens and to a further parking area to the north of the house.

SITUATION

St Leonards House occupies the majority of an 'island' between the former St Leonards Road and the new St Leonards Road (B194), which was built through land held in the same title.

Immediately to the north of the Property are a number of residential properties mostly converted from former farm buildings and St Leonards Farm. To the east is open parkland offering very attractive views from the house.

Nazeing is a village made up of two settlements in the administrative area of Epping Forest District Council in southwest Essex. The nearest major settlement from the Property is Waltham Abbey, which is around 4 miles to the south. Hoddesdon is approximately 3 miles to the northwest.

The area enjoys very good transport links into London, with access to the M25 at Waltham Abbey enabling onward access to the national road network and the M11 only 10 miles away. There are mainline train services to London Liverpool Street from Broxbourne (approximately 2 miles to the west) with journey times from 27 minutes. London itself is approximately 21 miles to the south.



LOT 1 (EDGED RED ON THE PLAN)

Comprising St Leonards House and gardens, including a swimming pool, dovecote and 'Chapel'. In all the built element extends to approximately 8,353 sq.ft and the land to 5.24 acres.

In addition are The Old Stables, which is a detached garage/stable block to the north of St Leonards House. Planning application EPF/1495/17 permits change of use of this building to a 3-bedroom house measuring circa 1,722 sq.ft with parking area and garden.

There are extensive lawned gardens to the east, south and west of St Leonards House and to the south of the gardens and along part of the south-eastern boundary is an attractive area of woodland.

The house is in need of renovation and modernisation, but has a wonderful array of period features, in particular the ground floor has an imposing drawing room and a lovely open entrance hall with flagstone flooring, four reception rooms, kitchen, pantry and various utility rooms, plus second staircase to the first floor. On the first floor are eight bedrooms and two bathrooms plus an area accessed by separate stairs that has been unused for



decades, but could make a good annexe flat. On the second floor are a further two box rooms (see floor plans over leaf).

This Lot offers the chance for someone to make their mark on this significant Country House by refurbishing to their own requirements or further development possibly dividing into a number of residential units. It is worth noting that the roof was replaced in 2012 by local contractors Noble & Taylor.

LOT 2 (EDGED GREEN ON THE PLAN)

The Lodge is an attractive 2-bed detached dwelling, extending to circa 732 sq.ft with garden. It is in reasonable condition, but would benefit from updating; particularly the bathroom and kitchen. On the ground floor it has a living room, dining room, kitchen and a bathroom. On the first floor are two bedrooms.

LOT 3 (EDGED BLUE ON THE PLAN)

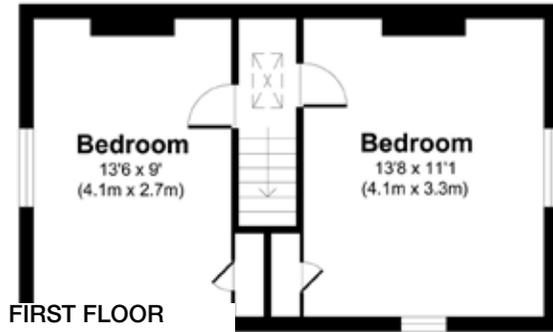
The Garden House is a detached garden store which includes a large walled garden to the northwest of St Leonards House. The total plot size is 1.126 acres. Planning application EPF/1459/17 permits change of use of this building to a 3-bedroom house measuring circa 1,539 sq.ft partly within a large walled garden. The planning application also permits a new access directly off the B194.



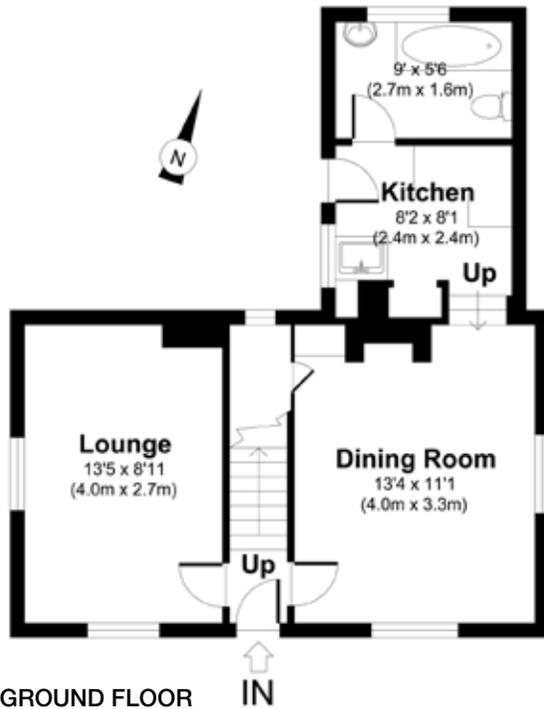


THE LODGE – FLOOR PLANS

APPROX. GROSS INTERNAL FLOOR AREA 732 SQ FT / 68 SQ M.
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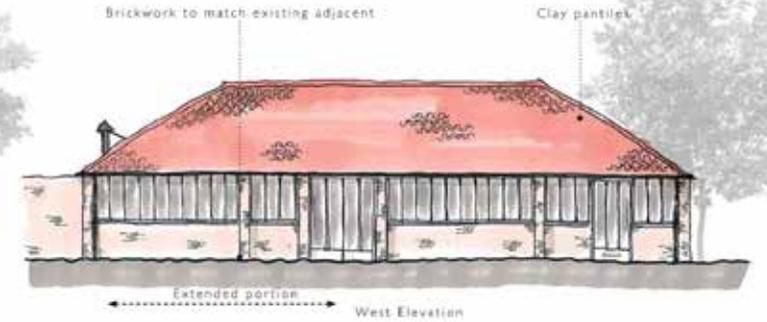
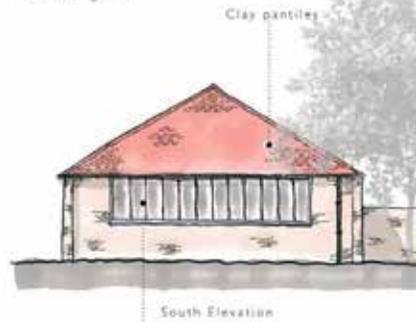
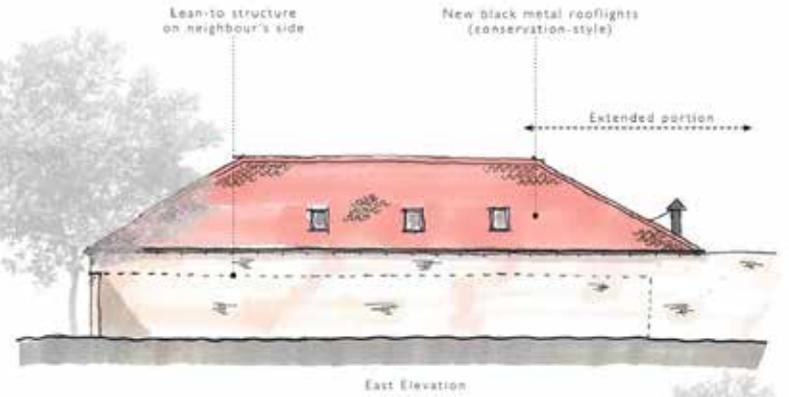
FIRST FLOOR



THE GARDEN HOUSE



THE GARDEN HOUSE - PROPOSED ELEVATIONS



Wayleaves, Easements, Covenants and Rights of Way

The Property will be sold subject to and with the benefit of all existing wayleaves easements covenants and rights of way associated with this Property.

Local Authority

Epping Forest District Council t: 01992 564000

Services

Mains gas, water, electricity and telecommunications are all available to the Property. Drainage to the residential properties is provided by a shared private drainage system. Both houses have separately supplied gas central heating. If the lots are sold separately some reciprocal rights will need to be granted to ensure that services are available to each lot.

Access

Access to Lot 1 can be obtained from the north. Further access to Lot 1 can be obtained from the south by exercising a planning consent for another access and constructing a new access track just to the west of the old St Leonard's Road.

Access to Lot 2 can also be obtained from the north.

Access to Lot 3 is across land on which a new access has recently been given planning permission, but the new access will have to be formed (in conjunction with the access mentioned above); a section 278 agreement must be entered into with the Council to enable this.

Postcode

The nearest postcode for the Property is EN9 2HG. If driving from the M25 it is easier to exit from J26.

Dataroom

For information on the Planning Permission and Title Documents please access our data room at www.weldonbeesly.com/property-portal/

Council Tax and EPC

St Leonards House Tax Band H Charge £2,946.06. EPC E.
The Lodge Tax Band C Charge £1,309.36. EPC F.

Tenure and Possession

The Property is being sold Freehold with Vacant Possession. Save as that the Lodge is subject to an Assured Shorthold Tenancy at a monthly rent of £800.

Method of Sale

The Property is for sale by Private Treaty as a whole or in three lots.

Overage Provision

An Overage Provision will be imposed on Lot 3 reserving a 35% share of any increase in value for a period of 35 years accruing for planning permission for development other than that which has already been granted.

Viewings

All viewings must be accompanied by a member of Weldon Beesly staff on allocated viewing days. Separate viewings will be available as required.

Important Notice

Weldon Beesly and their clients give notice that: 1: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Weldon Beesly have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise. 3: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchase(s) is/are responsible for making their own enquiries in this regard. Particulars of sale prepared in June 2018 and photographs taken in April 2018.







Agents Note

If there is any particular element of the Property that you wish to discuss, such as condition, location or development possibility, please do so on the phone before viewing; so as to avoid any wasted journeys to the Property. Given the potential hazards of an old property such as this, we ask you to be as vigilant as possible for your own personal safety when making any inspection of the Property.

WeldonBeesly

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