

FOR SALE

2 x 3 Bed Detached Bungalows with
Development Potential

Wain & Green Hedges, Coppice Row,
Theydon Bois, Essex, CM16 7ER



- Prominent corner plot
- Walking distance to shops, pubs and Underground Station
- Planning application submitted for 9 flats
- Overlooking large village green
- Allocated for residential development in Draft Local Plan

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Kemsley LLP, 113 New London Road, Chelmsford, CM2 0QT

Location

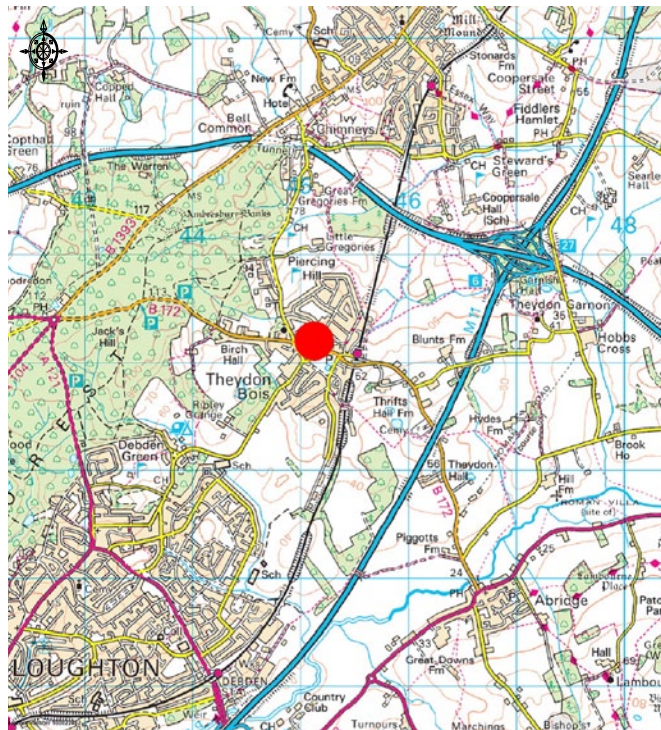
The properties are located adjacent to each other at the corner of Coppice Row and Orchard Drive overlooking the main village green and on the edge of Theydon Village centre. The properties are only a short walk from local shops, pubs, restaurants and London Underground station where Central Line services into London are available.

The property is located within an established residential area. Theydon Bois Village Hall (including The Village Montessori nursery) is a short walk from the property. Epping Forest is nearby. Further restaurants and retail in Loughton and Epping are also within easy reach.

Description

'Wain' is a detached three bedroom bungalow with detached double garage and off street parking. The property benefits from gardens both front and rear.

'Green Hedges' is a detached three bedroom bungalow with detached single garage to the rear. The property benefits from a large gravel driveway to the front and well maintained garden to the rear.



Accommodation

Wain

Entrance lobby; lounge/dining room; kitchen; utility; main bathroom; ensuite shower room; three large bedrooms

External - detached garage.

Total Gross External Area: 119 sq. m. (1,281 sq. ft.) plus garage 30 sq. m. (320 sq. ft.)

Green Hedges

Entrance lobby and hallway; bedroom/study; family bathroom; bedroom two; bedroom three; lounge/dining; kitchen

External - detached garage.

Gross External Area: 93 sq. m. (1,033 sq. ft.) plus garage 20 sq. m. (215 sq. ft.)

Site Area

We have measured the site via digital mapping and understand that the combined site area is 0.37 acres although interested parties should satisfy themselves in this respect.

Planning

The site has been allocated (Ref THYB.R3) in the Draft Epping Forest Local Plan as being suitable for residential development.

A planning application (Ref EPF/3001/19) has been submitted to Epping Forest District Council for the demolition of the existing buildings and construction of a 3 storey development comprising 9 apartments with associated amenity and car parking. As at October 2020, the application is held in abeyance with no decision made. Architects Drawings and associated documents relating to the application are available on the Council's planning portal, but as the application was not made by our Clients they are not able to offer assignment of the planning documents nor any warranties or comment in respect of same.

EPC

Wain has been given an Energy Rating 54

Green Hedges has been given an Energy Rating 65

Certificates available upon request.

Council Tax

Enquiries of the Valuation Office Agency indicate that the properties have the following Council Tax assessments:

Wain, Coppice Row – Band E

Green Hedges, Coppice Row – Band F



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Tenure

Both properties are held freehold and will be sold with vacant possessions. Please note that the properties will not be sold individually.

Price

Upon Application

Nature Of Sale

Our clients are seeking UNCONDITIONAL OFFERS ONLY.

VAT

VAT will not be charged on the sale price.

Viewings

Strictly by prior appointment with sole agents Kemsley LLP.

Legal Fees

Each party to bear their own legal costs incurred in this transaction.

Contact

All enquiries to be directed to the sole agent:

Mike Lawrence: 01245 358988

mike.lawrence@kemsley.com

Reference: AL0770



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LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com

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