

Harlow

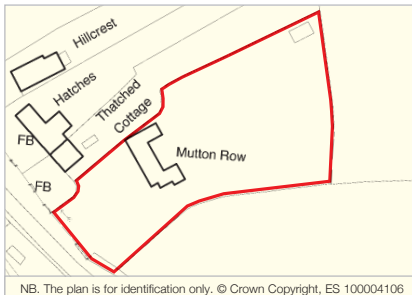
**"Mutton Row",
6-9 Hobbs Cross Road,
Essex
CM17 0NL**

- **A Freehold Detached Thatched House (Shell Condition)**
- Total Existing GIA Approximately 314.1 sq m (3,381 sq ft)
- Gardens to Front and Rear
- Works have commenced to provide a Two Storey Rear Extension to provide Five Bedroom Accommodation together with Excavations to accommodate a Swimming Pool
- Possible potential for Alternative Scheme of Development subject to obtaining all necessary consents
- Site Area Approximately 0.270 Hectares (0.667 Acres)

Vacant

On the instructions of A Kisby MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop



Seller's Solicitor

Messrs Foot Anstey Solicitors
(Ref: Amy Tesdale).
Tel: 0117 915 4700.
Email: amy.tesdale@footanstey.com

Freehold House with Planning



Tenure

Freehold.

Location

The property is located on the east side of Hobbs Cross Road, to the west of its junction with Chalk Lane. Local amenities are available in Harlow. Harlow Hill Rail Station is approximately 2.7 miles to the north-east and provides regular services to London Liverpool Street with an approximate journey time of 44 minutes. The nearby M11 Motorway provides access to the M25 Motorway. Stansted Airport is approximately 11 miles to the north. Churchgate C of E Aided Primary School and Saint Nicholas School are close by.

Description

The property comprises a detached house arranged over ground and first floors beneath a thatched roof. Extension and excavation works have commenced to form a horseshoe structure to provide five bedroom accommodation and a swimming pool (partially completed). The property benefits from front and rear gardens.

Accommodation

Existing Accommodation – Shell Condition

GIA Approximately 314.1 sq m (3,381 sq ft)

NB. The property was not measured by Allsop. The measurements were provided by a previous seller. Prospective buyers are deemed to make their own enquiries in this regard.

Proposed Accommodation

Ground Floor – Double Reception Room, Open Plan Kitchen and Breakfast Room, Snug, Study, Utility Room

First Floor – Four Bedrooms with En-Suite Bathrooms with WC/wash basin, Further Bedroom, Study

NB. The caravan at the property has now been removed.

Planning

Local Planning Authority: Harlow Council.

Tel: 01279 446655.

Planning permission (Ref: HW/PL/11/00273) was granted on 24th November 2011 for 'amendments to approved scheme. Approval granted 16th December 2008 under application ref: HW/PL/08/00349. Amendments primarily relate to fenestration detail, depth of approved two storey rear extension and a swimming pool within the approved orangery'.

For information only. Planning reference HW/PL/11/00273 as referred to above was for a 'single and two storey rear extension and conservatory to the front'.

Lawful Use or Development (Ref: HW/PL/1200200) for 'erection of detached double garage within the rear garden of property' was granted on 14th August 2012.

The property may offer potential for an alternative scheme subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

