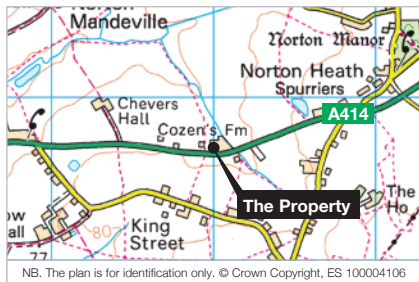


# High Ongar Cozens Farm, Chelmsford Road, Essex CM5 9NX

- **A Grade II Listed Farm House together with Outbuildings**
- Set within 2.82 Hectares (6.97 Acres)
- Permission for Refurbishment of Farm House including a Single Storey Rear Extension, New Cart Lodge, Outbuildings and Alterations
- Outbuildings benefit from Planning Permission for Conversion to provide Three Dwellings

## Vacant Possession

### BY ORDER OF RECEIVERS



### VACANT – Freehold Development



#### Tenure

Freehold.

#### Location

Cozens Farm is located between Chipping Ongar and Chelmsford. Chipping Ongar provides a traditional range of shopping facilities, local pubs and restaurants. Chelmsford provides a cosmopolitan city with a fantastic pedestrian shopping area, including the new Bond Street development, John Lewis and a great selection of eateries. Chelmsford has a mainline rail service to London Liverpool Street Station and, for the road commuter, Cozens Farm is located just off the A414. A good network of roads connects the M11 (Junction 7) to the west, which interconnects at Junction 27 of the M25 Motorway. Rail connections to London can be found at Epping, Shenfield, Ingatestone and Chelmsford, whilst Stansted Airport is approximately 30 minutes by car to the north.

#### Description

The property comprises a Grade II listed farm house together with outbuildings set within approximately 2.82 hectares (6.97 acres). The development opportunity exists to refurbish the farm house and convert three adjoining former farm buildings.

#### Accommodation

Grade II Listed Farm House and Outbuildings

#### Planning

Local Planning Authority: Epping Forest District Council.  
Tel: 01992 564584.

The property benefits from permission for the refurbishment of the Grade II listed former farm house, including a single storey rear extension, new cart lodge, outbuilding and alterations to include repositioning of stairs and replacement of uPVC windows, amongst others.

In addition, permission has been granted for conversion of cartilage buildings to two new dwellings and prior notification for change of use of an agricultural building to a dwelling house.

In total, three outbuildings will be converted and the existing farm house refurbished once extended (Refs: EPF/2955/16, EPF/2951/16, EPF/1802/15 and EPF/0406/16).

#### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 1.15 – 2.15 p.m. These are open viewing times with no need to register. (Ref: MW).

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.alltop.co.uk](http://www.alltop.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.



