



The Yard Hill Farmhouse, Hamlet Hill, Roydon, Essex CM19 5LD



For identification purposes only

Freehold development opportunity with planning permission for 2 detached luxury dwellings

- Planning permission for 2 luxury dwellings
- Plot size measuring approximately 1.38 acres
- Located in Roydon
- Freehold
- Offers in excess of £600,000

Description

The application site comprises a parcel of open agricultural land measuring approximately 1.38 acres. The site is accessed from a private drive off Hamlet Hill, which now benefits from planning permission for the construction of two detached dwellings.

Location

The site is located on the southern fringe of Roydon Village, which is a charming hamlet situated between Hoddesdon and Harlow, within the district of Epping Forest.

The nearby town of Harlow has recently undergone a refurbishment and is home to many shopping centres including the Water Gardens, Harvey Centre and the Queensgate Centre, all of which contain the major high street chains.

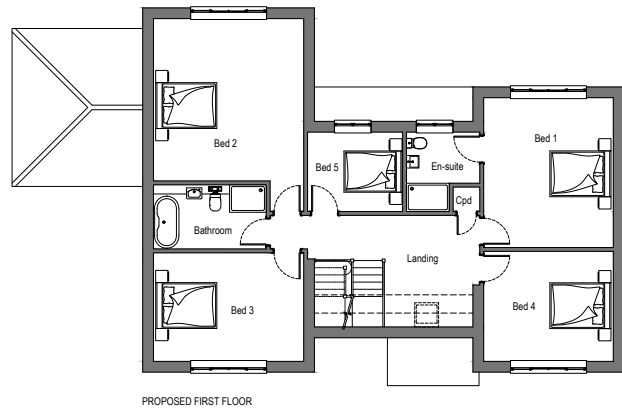
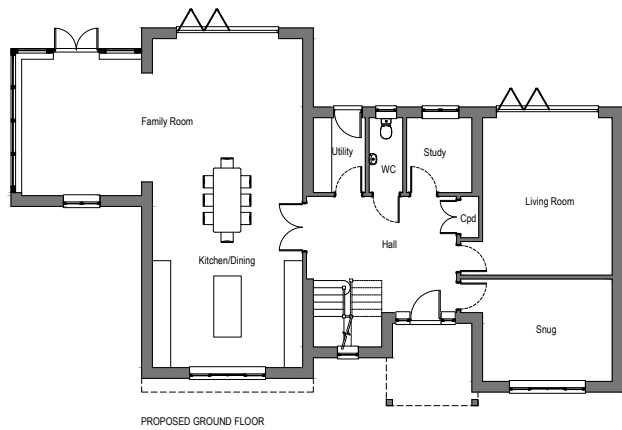
There are several good primary schools within a mile of the site. The newly-developed Roydon Marina Village is a short drive away, which is an exclusive holiday lodge resort with a hotel, restaurant and moorings for boat owners. The beautiful Lee Valley Regional Park is a short walk from the site with nature reserves, white water rafting and many lovely walking and cycle routes.

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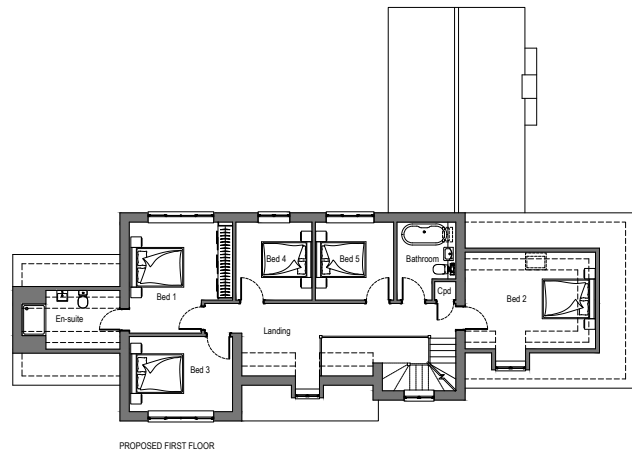
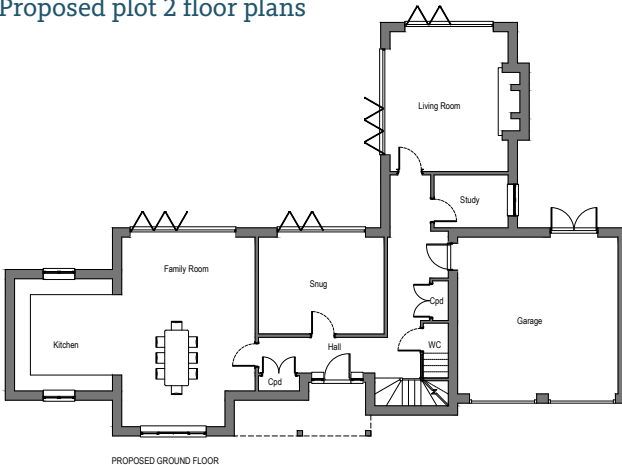
Proposed street view



Proposed plot 1 floor plans



Proposed plot 2 floor plans



Schedule

Plot	Beds	M ²	FT ²
1	5	277.96	2992
2	5	234.02	2519
		511.98	5511

Michael Isaacs 01992 660204
michael.isaacs@highfield-investments.co.uk

Sam Bacon 01992 660204
sam.bacon@highfield-investments.co.uk

+44 (0)1992 660204

highfield-investments.co.uk

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Transport

Roydon Station is an 8-minute drive away, with fast trains into London Liverpool Street taking under 30-minutes.

The site is situated between the A10 and M11, which lead into North and East London and out to Cambridge.

Planning permission

The site was granted planning permission on the 17th May 2017 under application number EPF/3348/16 for the demolition and clearance of the existing structures and the construction of two detached dwellings, with car-ports, associated landscaping, parking and access arrangements.

For further information, please contact Epping Forest District Council on 01992 564 000.

Viewings

Please call a member of the Highfield Investments team for viewing arrangements.

Further information

Planning documents and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

Financial contributions

We understand that there are no financial contributions on this site.

VAT

We understand that VAT is not applicable.

Tenure

Freehold.

Terms

We are inviting offers in excess of £600,000 for the freehold interest.

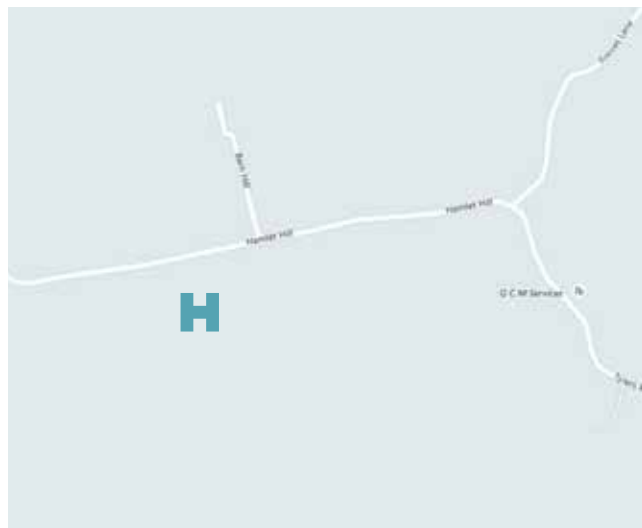
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Site plan



Michael Isaacs 01992 660204
michael.isaacs@highfield-investments.co.uk

Location map



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