



HoneyPot Lane, Upshire, EN9 3SG

Asking Price £1,795,000

- Development Opportunity
- Planning for Two Further Dwellings
- Close to Transport Links M25/M11
- Six Bedroom Family Home
- Set on 7 Acres
- Rare Purchase

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Caplen Estates welcomes to the market a rare opportunity to purchase a stunning development opportunity set over 7 acres, offering a Grade II family home and planning consent for two further dwellings. Situated in Upshire, Essex, the property located close to transport links with the M25 and M11 close by.

The main house is Grade II listed and arranged over three floors and offers nearly 3,000sqft of living space. The ground floor has three reception rooms and a kitchen/breakfast, a conservatory, utility room and downstairs bathroom. Further accommodation is set over the two upper floors consisting of six bedrooms and a large family bathroom. There is also an outside pool and stables.

The planning details for the two dwellings can be found on Epping Forest planning portal using the reference: EPF/1325/19. The properties are a 2 and 3 bed bungalows. Please do call our office to arrange an appointment.



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Council Tax Band: G



Kitchen
18'9" x 15'4"

Reception Room
22'4" x 16'5"

Reception Room
16'9" x 14'9"

Dining Room
15'7" x 13'5"

Conservatory
13'3" x 11'3"

Bedroom 1
10'8" x 16'1"

Bedroom 2
15'5" x 15'7"

Bedroom 3
19'4" x 12'0"

Bedroom 4
15'9" x 9'11"

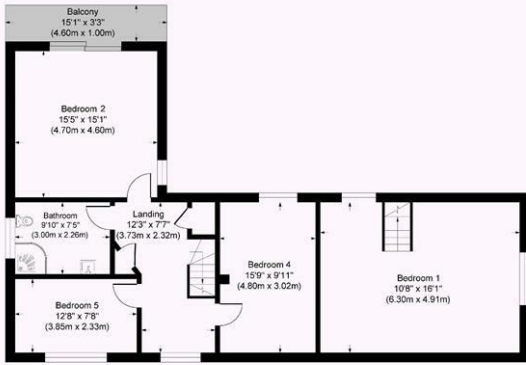
Bedroom 5
12'8" x 7'8"

Bedroom 6
9'6" x 8'2"

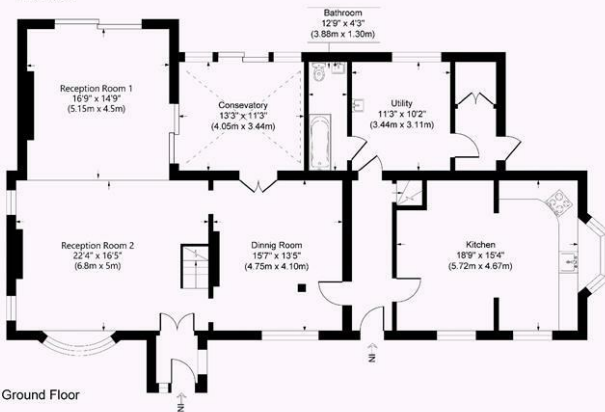
Bathroom 1
9'10" x 7'5"

Bathroom 2
12'9" x 4'3"

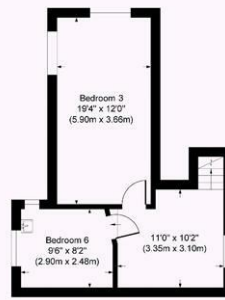
Utility
11'3" x 10'2"



First Floor



Ground Floor



Second Floor



Woodgreen Farm, Honeypot Lane

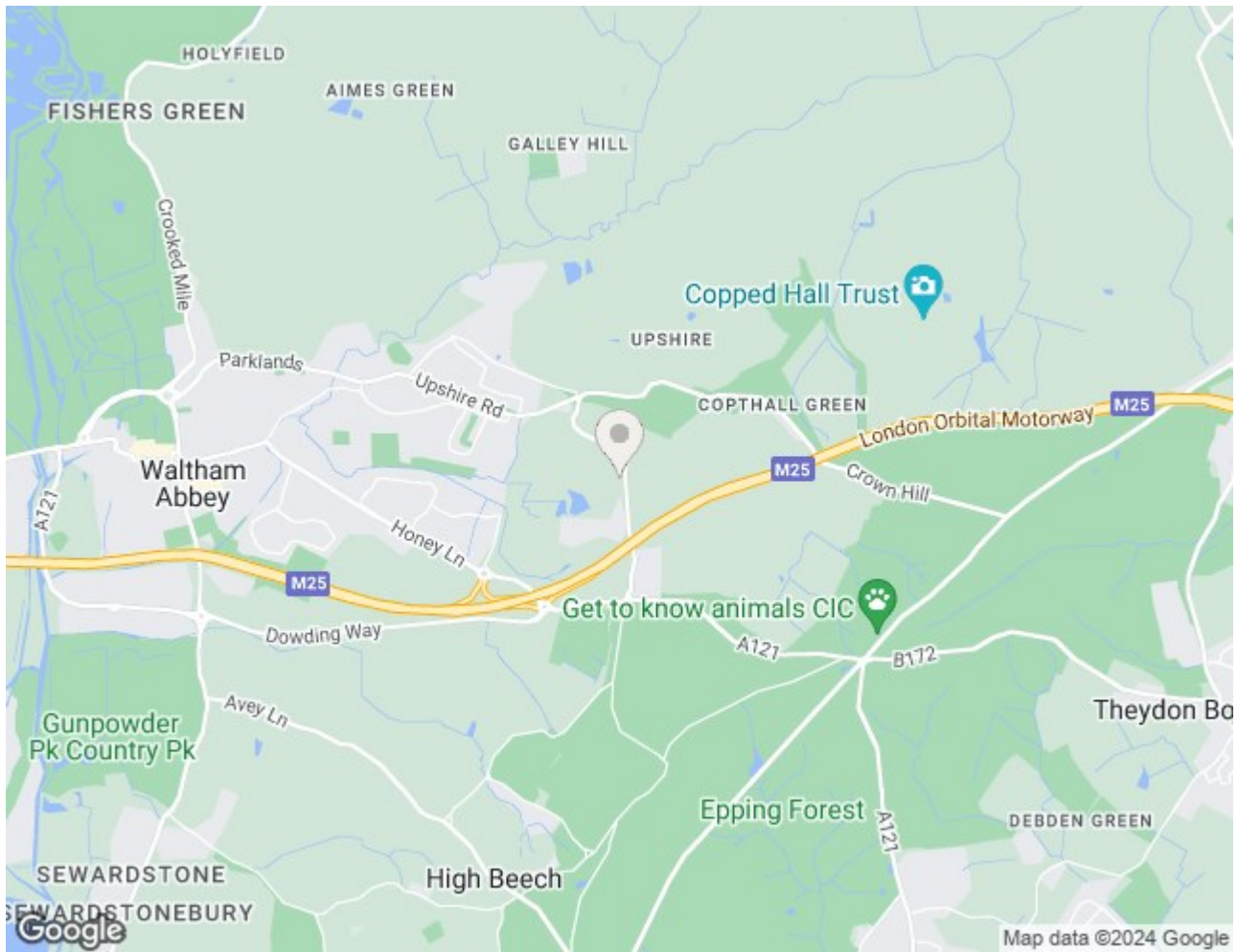
Approximate Gross Internal Area
 Ground Floor = 144.8 sq m / 1559 sq ft
 First Floor = 97.2 sq m / 1046 sq ft
 Second Floor = 36.0 sq m / 388 sq ft
 Total = 278.1 sq m / 2994 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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EPC Rating:

F

Council Tax Band

G

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.