

# Castle Farm Barns

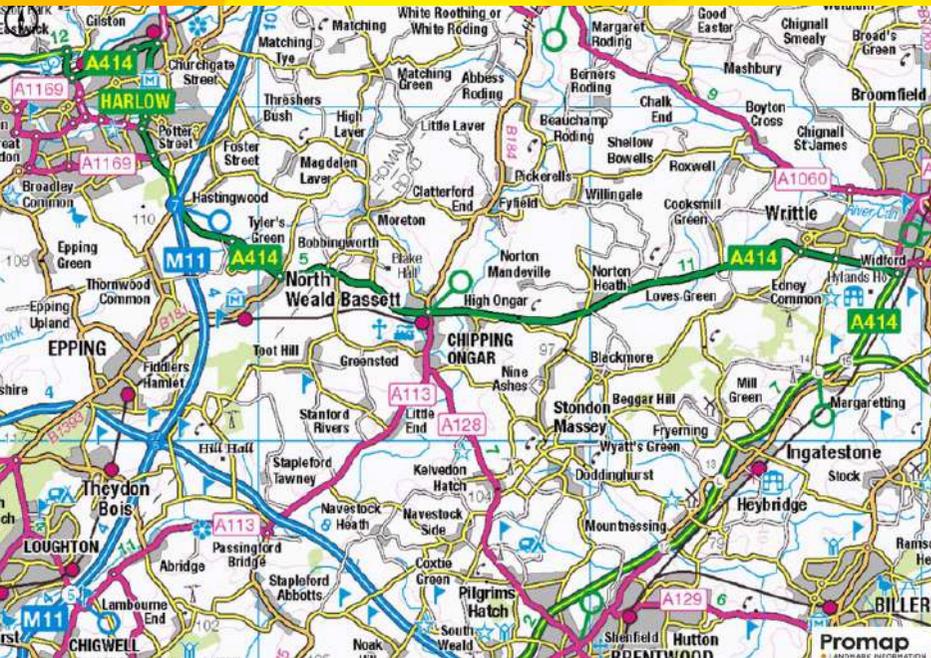
CASTLE STREET, CHIPPING ONGAR, CM5 9JT

Residential Development Opportunity



## KEY HIGHLIGHTS

- Development opportunity at Castle Farm, Chipping Ongar;
- Multiple redundant barns suitable for conversion;
- Site area extends to approx. 1.211 acres (0.49 ha);
- Positive Pre-Application response for residential development;
- Freehold sale via private treaty;
- Seeking both unconditional and 'subject to planning' offers;
- Semi-rural location in an affluent Epping Forest town.



## PROPERTY DESCRIPTION

The site consists of several redundant barns occupying two plots extending to approximately 1.211 acres (0.49 ha) in total. The barns are split across two separate plots separated by the Castle Farm Cottages. The property is accessed via an existing private road in the vendor's ownership. One of the redundant barns (barn 1) is Grade II Listed (list number: 1168146) and barns 2 and 3 are curtilage listed. Adjoining the Castle Farm Barns is Land at Castle Farm, Castle Farm Cottages and Castle Farm Bungalow.

## LOCATION

The site is located to the east of Chipping Ongar, running south from the A414 bounding the east site of the settlement to the Motte and Bailey Castle to the south east. Chipping Ongar lies within the County of Essex and the district of Epping Forest and is located approximately equidistant between the town centres of Harlow and Brentwood, approximately 9 and 7 miles to the north west and south east respectively. These towns provide mainline rail services to London Liverpool Street in a journey time of approximately 30 to 35 minutes.

## PLANNING

A Pre-Application Application was submitted to Epping Forest District Council in 2020 for the conversion of the 5 barns. As part of this, M P Architects LLP carried out a feasibility exercise which is accompanied by three drawings of a potential conversion scheme to provide 4x 2 bed units and 1x three bed unit with associated parking areas and gardens. The land sits within the Metropolitan Green Belt, with Barns 1, 2, and 3 (the western parcel) located within the Ongar Conservation Area.

## EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

The Site will be sold subject to and with the benefit of all wayleaves, easements and right of ways, whether mentioned in these particulars or not.

## TENURE AND POSSESSION

The property is available for sale on a freehold basis with full vacant possession to be provided.

## VAT

Any guide prices quoted or discussed are exclusive of VAT. If a sale or any part of it or any right attached to it becomes chargeable for the purpose of VAT, such as tax shall be payable by the purchaser.





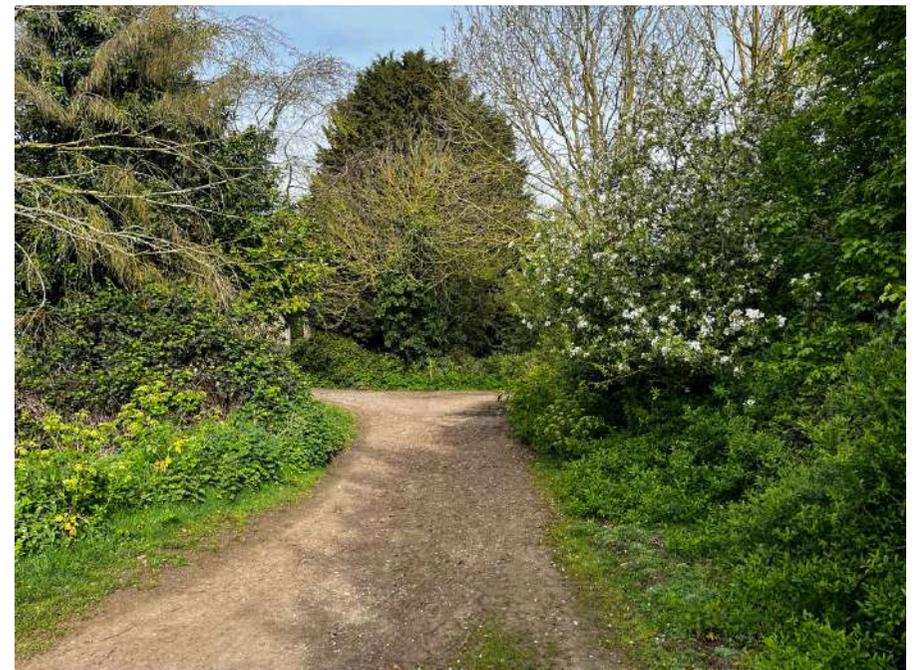
## METHOD OF SALE

The site is being marketed by way of informal tender. Offers invited on an unconditional and conditional basis. In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

The vendors are not bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

## VIEWINGS

Viewings should be arranged by prior appointment with Savills. Prospective purchasers should note that Savills takes no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.





**Castle Farm Barns** Castle Street, Chipping Ongar, CM5 9JT



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## CONTACTS

For further information please contact:

### **Ben Sinclair**

Head of Development  
ben.sinclair@savills.com  
44 (0) 1245 293267

### **Grace Forster**

Surveyor  
grace.forster@savills.com  
44 (0) 7815 032058

### **Jake Twitchett**

Graduate  
jake.twitchett@savills.com  
44 (0) 1245 293286

