

# *White Horse Public House*

160 Old Road, Harlow, Essex, CM17 0HQ

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## *Introduction*

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*The White Horse Public House,  
located in Old Harlow, Essex,  
is a historic establishment  
dating back to 1848.*

Old Harlow is a picturesque and historically rich part of Harlow, Essex. Unlike the more modern new town of Harlow, Old Harlow retains its village-like charm with a mix of period buildings, independent shops, and a close-knit community atmosphere. The area offers a blend of historic character and modern convenience, making it an attractive place to live and visit.









# *Executive Summary*

Rare Freehold Opportunity

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Former Pub Built In 1848

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0.3 acres

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Planning submitted for a residential led scheme

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Existing building extends to circa 2,500 sqft

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Could lend itself to a variety of commercial uses



## *Location*


***This unique opportunity presents the potential for a variety of commercial uses, or residential redevelopment.***

With its historic charm and rural location, it makes an attractive proposition for investors and developers alike to transform this historic building and revitalise it in a way that resonates positively with the local community.

Old Harlow is conveniently located near the M11, providing easy access to London, Cambridge, and Stansted Airport. Harlow Mill railway station is within walking distance, offering regular services to London Liverpool Street (approximately 40 minutes), Cambridge, and Stansted Airport.

## *Connectivity*

### ***Harlow Hill Train Station***



<b>Harlow Town</b>		3 minutes
<b>Roydon</b>		7 minutes
<b>Broxbourne</b>		11 minutes
<b>Stansted Airport</b>		23 minutes
<b>Tottenham Hale</b>		24 minutes
<b>Liverpool Street</b>		39 minutes
<b>Cambridge</b>		47 minutes







## *Status*

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# *Planning*

Planning has been submitted for the redevelopment of the site to create 4 x residential dwellings.

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The scheme comprises two flats within the existing footprint of the pub by way of conversion and one house to the front of the site and one to the rear.

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Planning Application: <https://planningonline.harlow.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGPL4RHXHTR00>

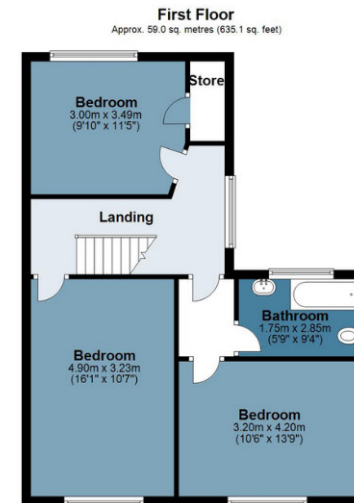
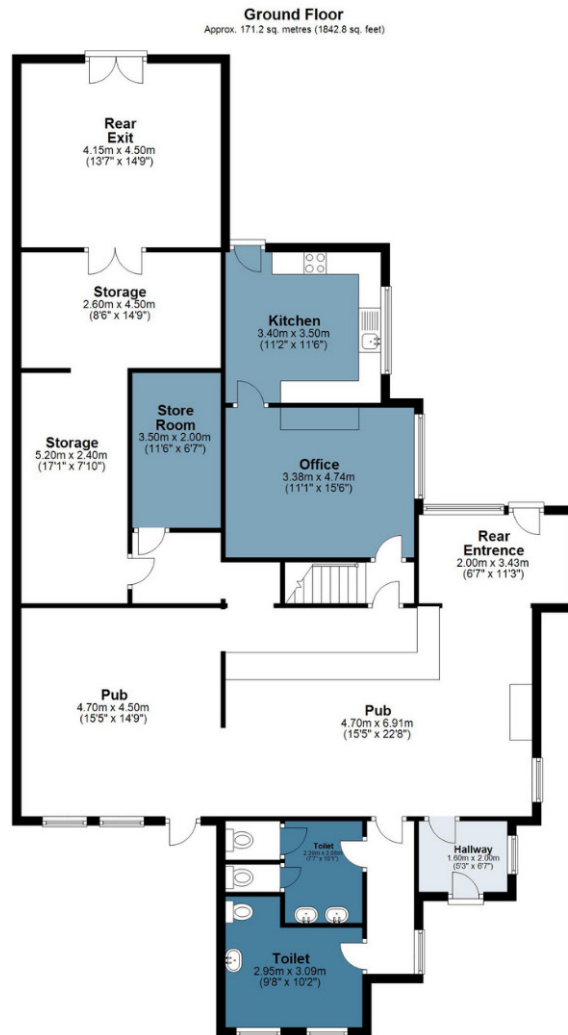
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## Floor plans

Approx. Gross Internal Area 230.2 sq. metres (2478 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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*Next steps*

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# *Proposal*

The freehold property is for sale and unconditional offers are invited in excess of £600,000, subject to contract.

## **VAT**

The property is elected for VAT.

## **Data Room**

Please get in contact with the team to discuss access to the data room.

To learn more, please get in touch with a member of the team on:

**020 454 2999**

**BUTLER & STAG**

LAND & NEW HOMES



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