

# FOR SALE

Grade II listed, 5 bed dwelling plus outbuildings with development potential.

Site 2.6 acres (1.05 hectares)

Pinchtimber Farm, Epping Upland, Epping, Essex, CM16 6PG



- Large plot with extensive views over farmland
- Potential for future development – subject to planning
- Expired planning for conversion of barn and outbuilding into 2 new dwellings

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# Pinchtimber Farm, Epping Upland, Epping, Essex, CM16 6PG

## Location

Pinchtimber Farm is situated on the south-eastern side of Upland Rd between the B181 and B1393, surrounded by farmland.

Epping Upland is a village and civil parish in the Epping Forest district of Essex. It sits approximately two miles north west of Epping, a prosperous satellite town of London. Epping has a vibrant retail and leisure offering along the High Street and town centre, and also has the benefit of London Underground services (Central Line). The M11 and M25 motorways are within easy reach linking the area with the national road network and also the main London airports.

## Description

Pinchtimber Farm is a Grade II Listed, 5 bed dwelling together with outbuildings, situated on a plot of approximately 2.6 acres.

Ground Floor: Entrance hallway with exposed timbers, parquet flooring and basement/games room off; drawing room including a brick Inglenook fireplace and exposed beams; sitting room with views of the gardens; second sitting room with galleried ceilings and a viewing platform; kitchen/breakfast room opening onto the terrace outside and features a well visible through a toughened glass tile; conservatory; utility room.

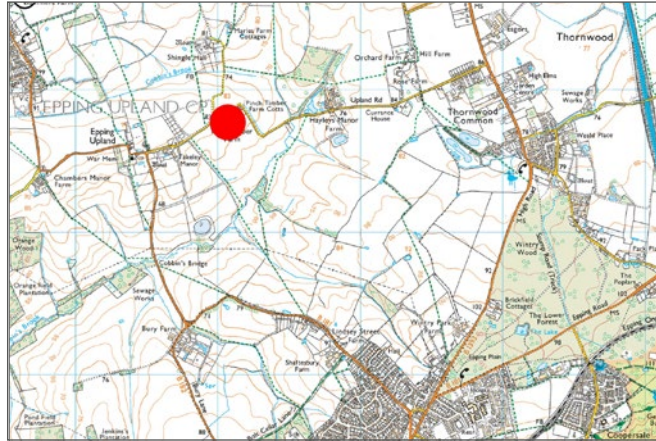
First Floor: Main bedroom (double with dual aspect windows, high ceilings and en-suite bathroom); family bathroom; Bedroom 2 (double with en-suite shower/bathroom), Bedroom 3 (double with walk in wardrobe); Bedroom 4 (double).

Second floor: Bedroom 5 (double with en-suite bathroom).

Main House	421 sqm / 4,536 sqft
Garage/outbuilding	92 sqm / 986 sqft
Workshop/outbuilding	64 sqm / 690 sqft
Barn	159 sqm / 1,714 sqft

(The above stated floor areas are approximate and stated on a Gross Internal basis)

Externally the property benefits from a large Grade II Listed timber barn, a workshop/outbuilding, parking for numerous cars and a large multi-vehicle garage.





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## Site Area

Pinchtimber Farm sits on a generous plot of about 2.6 acres with the orientation to the rear being south. Centrally there is a large driveway with ample space to park numerous cars and which accesses the main house, barn and outbuilding assisting development potential of the site. Arrangement of the buildings creates easy splitting of the site into three dwellings with large gardens.

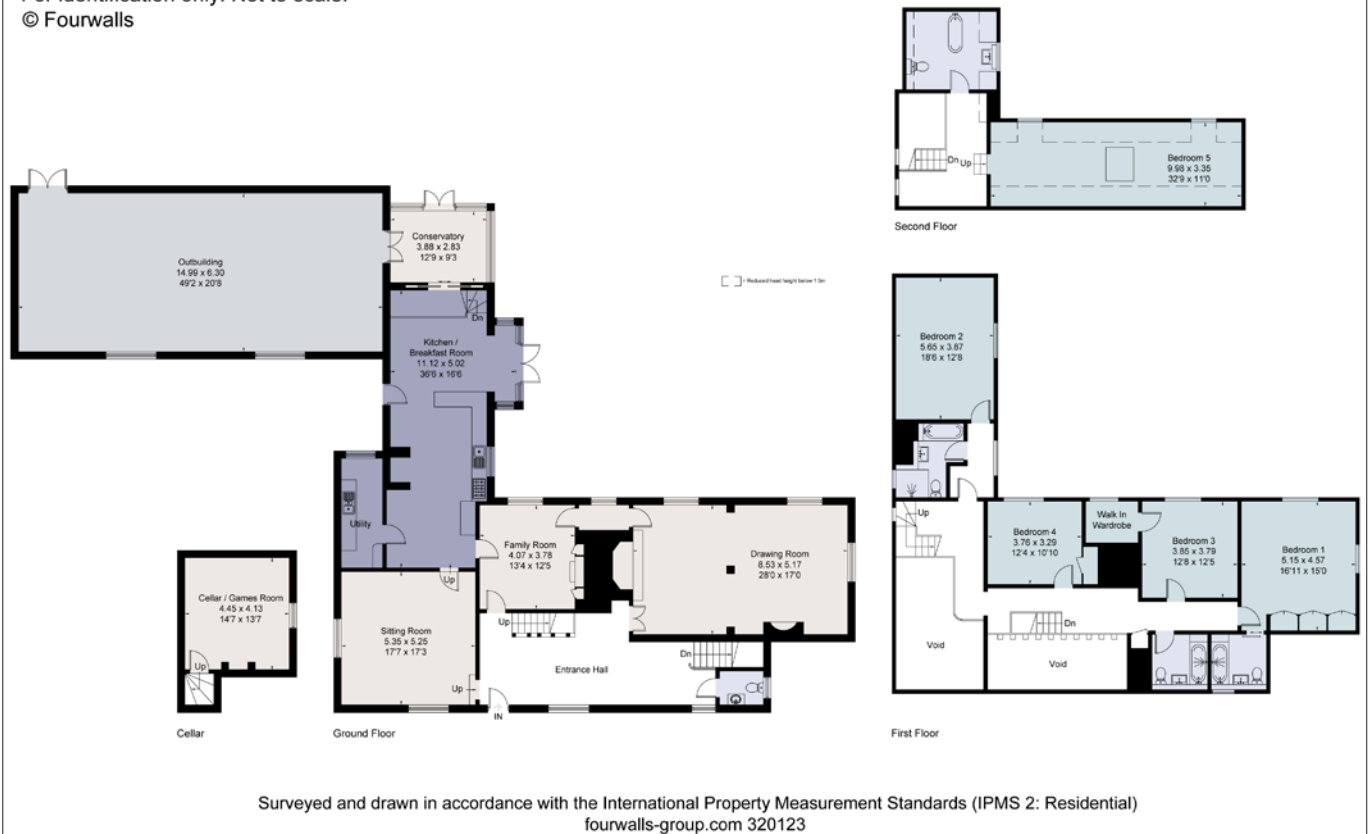
## Planning

The Grade II listed timber barn has lapsed planning permission to convert into a separate 4/5 bed dwelling with gardens to the rear (EPF/0177/16).

The rear outbuilding also has lapsed planning permission to convert into a separate 2 bed dwelling (EPF/0984/15).

Pinchtimber Farm is located within the Greenbelt. There may be potential for further dwellings and/or outbuildings on site subject to getting the necessary planning consents. Interested parties are advised to speak with their planning and heritage advisors and contact Epping Forest District Council to discuss development proposals and/or change of use on site.

Approximate Area  
Main House = 421.4 sq m / 4536 sq ft  
Outbuilding = 91.6 sq m / 986 sq ft  
Total = 513 sq m / 5522 sq ft  
Including Limited Use Area (17.8 sq m / 191 sq ft)  
For identification only. Not to scale.  
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## Tenure

Freehold – Council Tax Band G.

## Guide Price

£1,695,000.

## EPC

The property is listed and therefore exempt from requiring an EPC.

## VAT

Sale of the property will not be subject to VAT.

## Legal Fees

Each party to bear their own costs incurred in this transaction.

## Viewings and contact

All enquiries to be directed to the sole agents:

### Mike Lawrence

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Email: [mike.lawrence@kemsley.com](mailto:mike.lawrence@kemsley.com)

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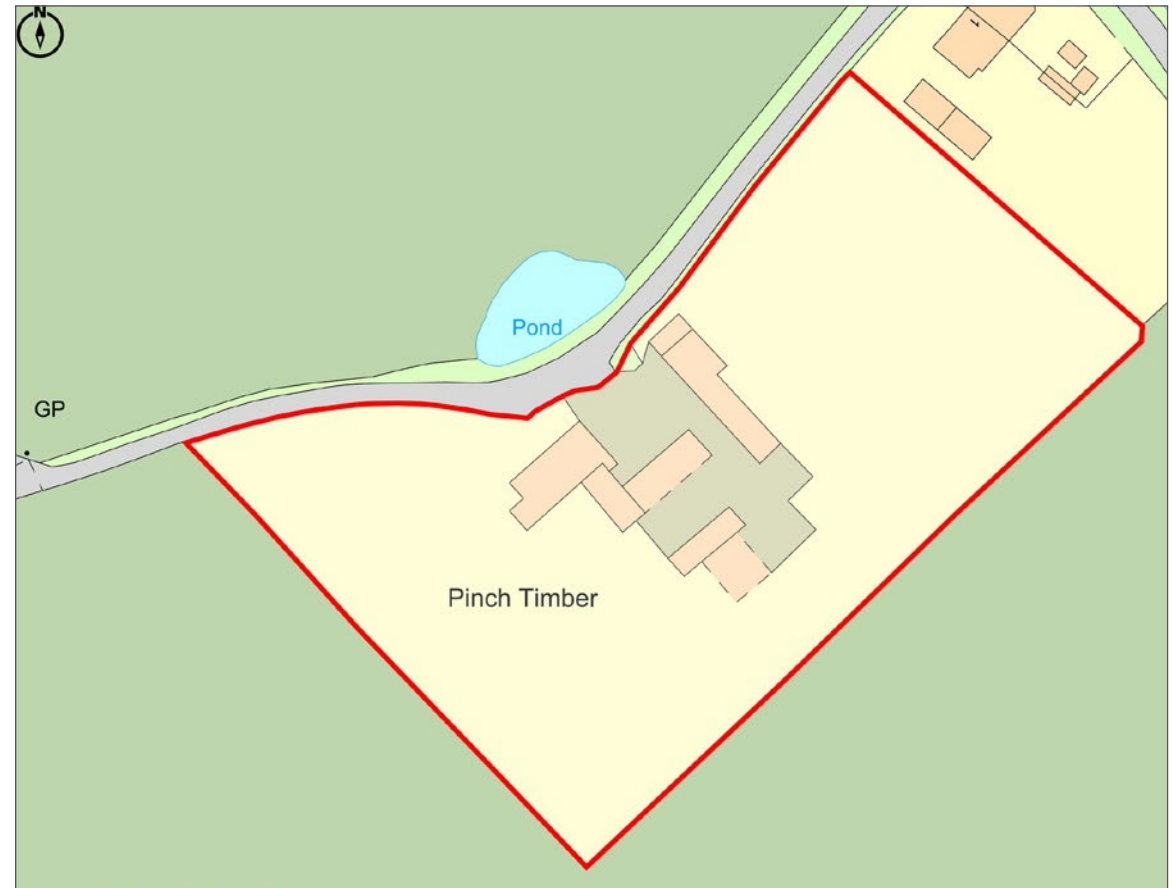
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