



12A STORTFORD ROAD

Dunmow, CM6 1DA

£300,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Renovation / Development Opportunity
- Period Listed Property
- Currently used as an office
- Planning Passed to Change into residential
- Town Centre Location
- Parking at the Rear - Private Garden plus Parking in new scheme
- Vacant Possession Offered
- Fairly Straightforward Conversion





Property Description

THE PROPERTY

** Renovation/Project Opportunity ** This period listed property currently used as an office with planning for change of use for a three bedroom residential property with garden and off street parking.

Currently used as ground floor and first floor offices with kitchen areas and WC's so a fairly easy residential conversion.

The finished property will have well planned living space with three bedrooms and a bathroom on the first floor. Externally the current hard standing providing parking will become a rear garden area with the rare benefit of parking - so unusual with town centre period cottages.



PROPERTY INFORMATION

The planning documents can be found at www.uttlesford.gov.uk under ref :

Application Number: UTT/25/2781/LB

Uttlesford District Council Grants Listed Building Consent for:

Change of use from office space (use class E) to residential (use class C3) and internal reconfigurations including the addition of partition walls, removal of walls and widening of the entrance. at: 12A Stortford Road Great Dunmow Essex CM6 1DA

Freehold Property

EPC - Commercial rating of E

No Council Tax rating currently

THE LOCATION

Great Dunmow is an ancient Flitch town and is particularly a popular location with commuters, situated between Bishop's Stortford, Braintree and Chelmsford.

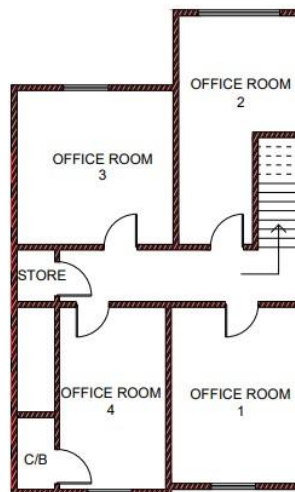
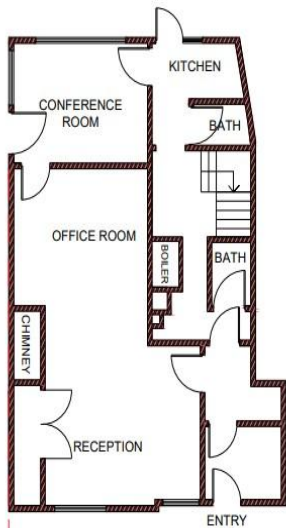
Road travel to London is well serviced by the M11 (Junction 8) which is easily accessed by the A120 bypass, which also links to London Stansted Airport and the Stansted Express (5 miles) with a rail service to London Liverpool Street in approximately 35 minutes.

There are a number of schools in the area including Felsted Private School (within 4.5 miles), New Hall Independent School (within 13 miles) Bishop's Stortford College (10.6 miles), two outstanding schools in Chelmsford: Chelmsford

County High School for Girls and King Edward VI Grammar School (both within around 13 miles) and Chelmsford County High School for Girls (12.7 miles).

Great Dunmow enjoys quality shopping and schooling facilities and is itself a thriving town. Chelmsford city has a wider variety of shops with a pedestrianised centre, together with an area known as Bond Street which includes John Lewis and many other independent and quality branded shops.

Bishop's Stortford – 10 miles (London Liverpool Street from 38 minutes, Cambridge from 30 minutes), Chelmsford – 14.7 miles, Stansted Airport – 7.7 miles. (Distances and times are approximate).





PROPOSED GROUND FLOOR PLAN
SCALE: 1:100



PROPOSED FIRST FLOOR PLAN
SCALE: 1:100

COUNCIL TAX BAND

Tax band Not Listed, Listed as commercial

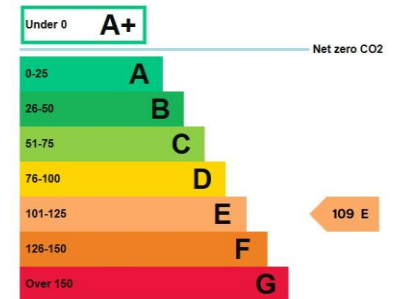
TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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