

# Freehold Office - Wormley, EN10

FOR SALE

54 High Road, Wormley,  
Hertfordshire, EN10 6JN

**Harston & Co**

For more information call us  
on 020 3371 0061



## Highlights

- Grade II Listed two storey office building refurbished to a very high standard throughout located in Wormley
- Planning permission granted for change of to a C3 dwelling house
- VAT is not applicable
- To be sold with full vacant possession
- Offers are invited in excess of £600,000 subject to contract

## Location

The property is located in Wormley, a charming village in between Hoddesdon and Cheshunt. The immediate area surrounding the property is part of a conservation area. Broxbourne station is 1.2 miles away, whilst Cheshunt station is 2 miles away. Both provide a direct service into London Liverpool Street. Access to the A10 is less than 1 mile away.

Please note all times and distances given are approximate only.

## Description

A beautifully presented Grade II listed two-storey office building most recently occupied by an accountancy practice. The property was originally built in the 17th century, but has recently been fully refurbished to provide modern facilities whilst preserving the original character of the building. The property benefits from 2 parking spaces, a professionally landscaped garden, and storage space in the boarded-out attic. The property has a gross internal area of 1,656 square feet (153.84 square metres).

Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

## Planning

Planning permission has been granted by the Borough of Broxbourne under reference 07/24/0173/F for change of use of the accountancy practice offices from Class E (financial and professional) to C3 (dwelling houses) and erection of a single storey annex to provide a guest bedroom or home office work space on the former on-site parking (refer to Listed Building Consent 07/24/0162/LB).

## Tenure

The freehold interest is to be sold with full vacant possession.

## VAT

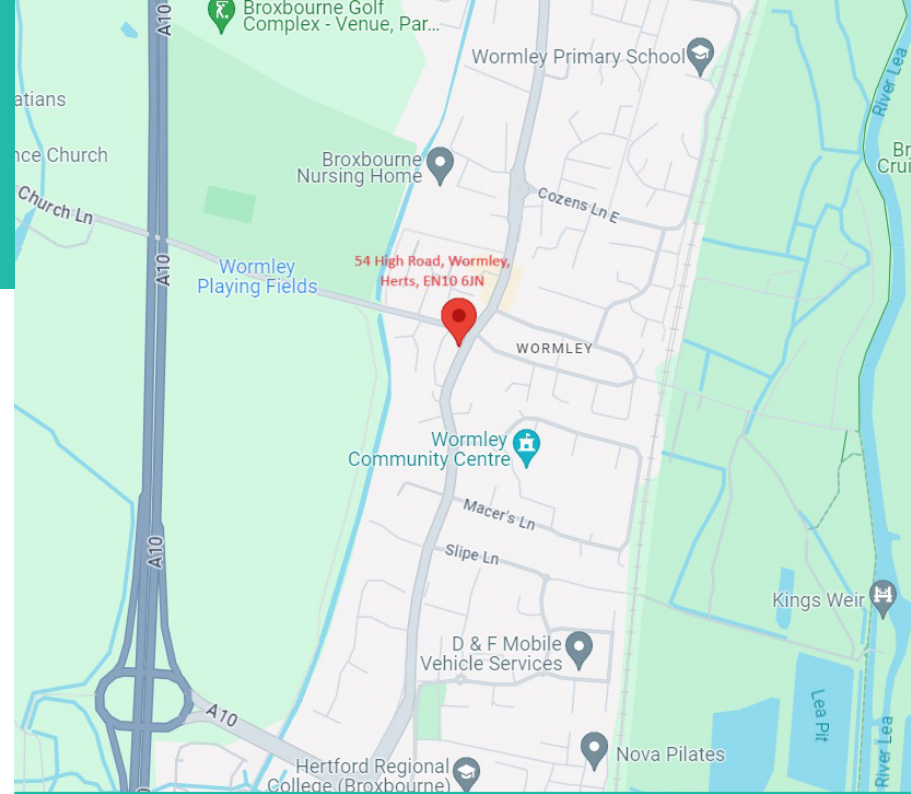
The property has not been elected for VAT.

## Terms

Offers are invited in excess of £600,000, subject to contract.

## Viewings

Viewings are strictly by appointment through Harston&Co.



Price:

Offers in excess of £600,000

# Harston&Co

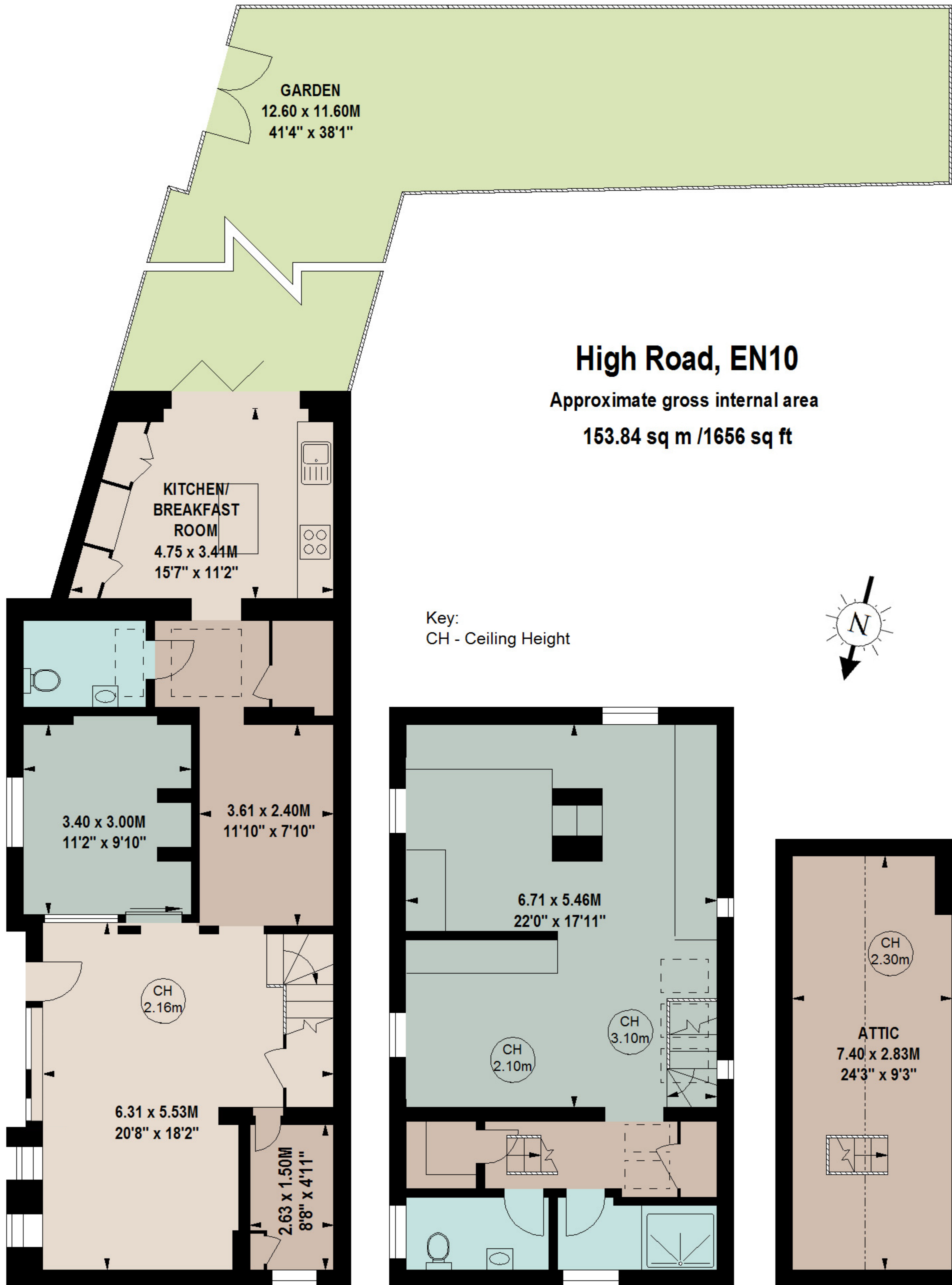
[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

[info@harstonandco.co.uk](mailto:info@harstonandco.co.uk)

[in](https://www.linkedin.com/company/harstonandco) [t](https://twitter.com/harstonandco) [@harstonandco](https://www.instagram.com/harstonandco)

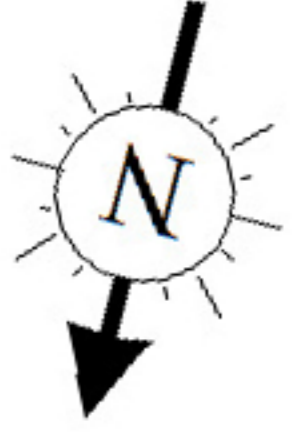
Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.



## High Road, EN10

Approximate gross internal area  
**153.84 sq m /1656 sq ft**

Key:  
 CH - Ceiling Height



847 sq ft  
**Ground Floor**

582 sq ft  
**First Floor**

227 sq ft  
**Second Floor**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
 Copyright of Stu J Beesley.