

Office / Residential Development - 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
- Gross internal area of 1,656 square feet (153.84 square metres)
- Planning permission granted for change of use to a C3 dwelling house and for the construction of a single storey annex to provide additional living accommodation
- 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 office 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 additional living accommodation 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

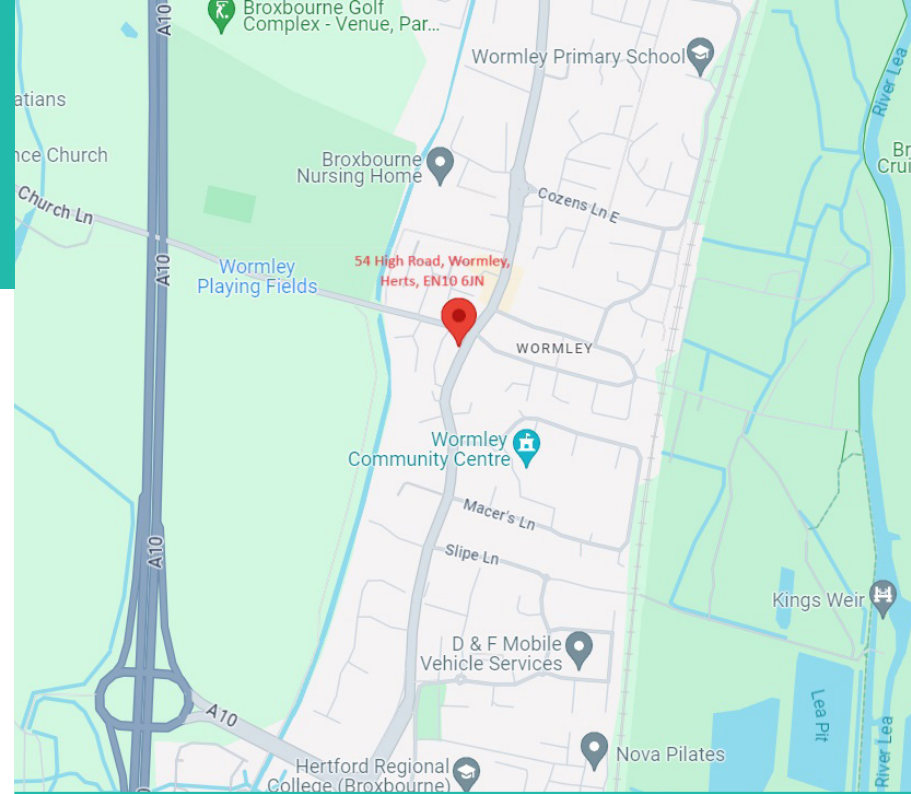
The property has not been elected for VAT.

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)

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info@harstonandco.co.uk

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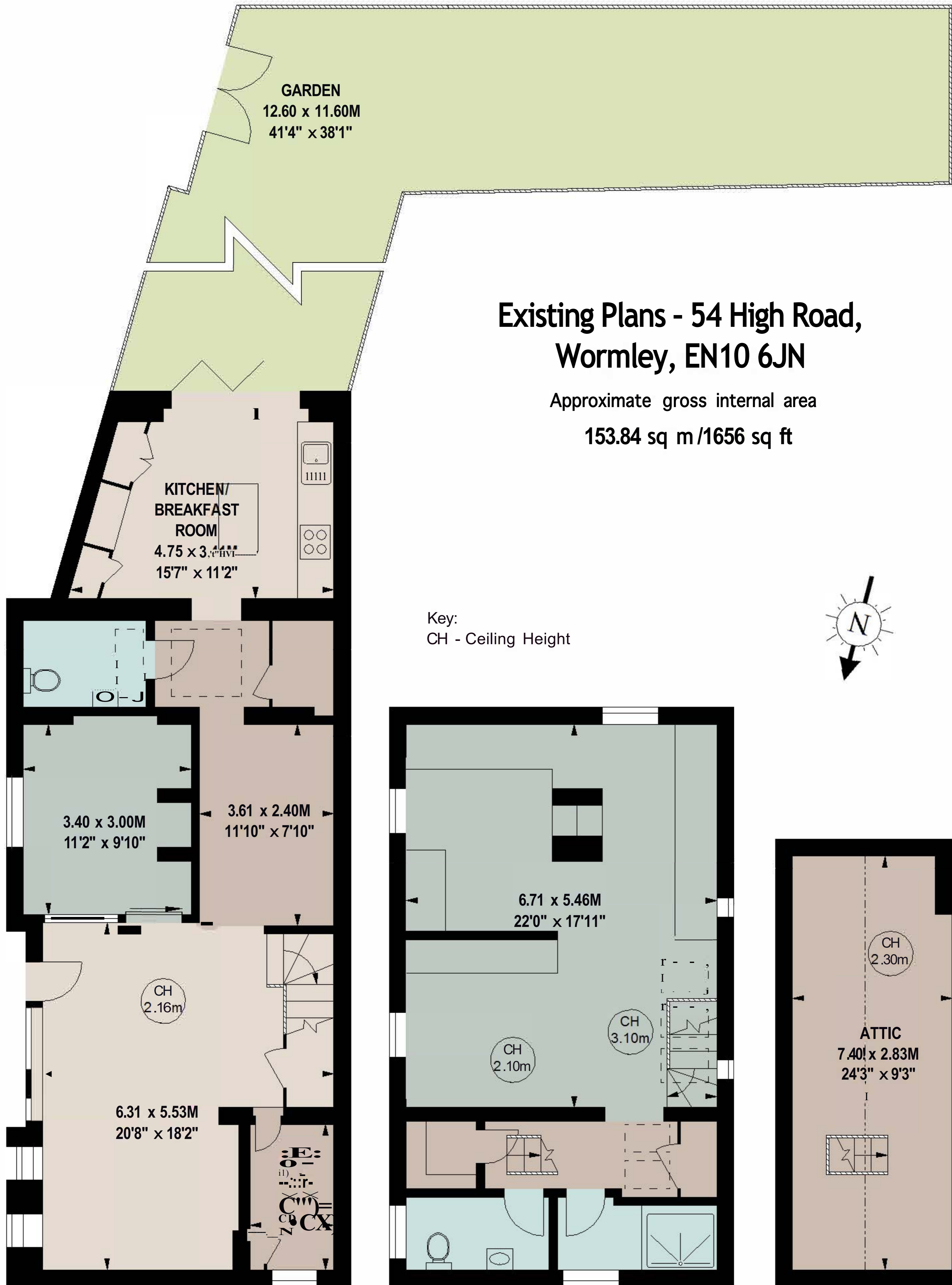
Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should 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.







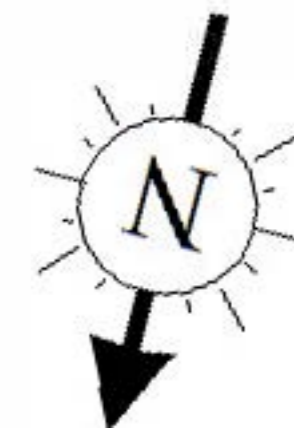




Existing Plans - 54 High Road, Wormley, EN10 6JN

Approximate gross internal area
153.84 sq m / 1656 sq ft

Key:
CH - Ceiling Height



847 sq ft
Ground Floor

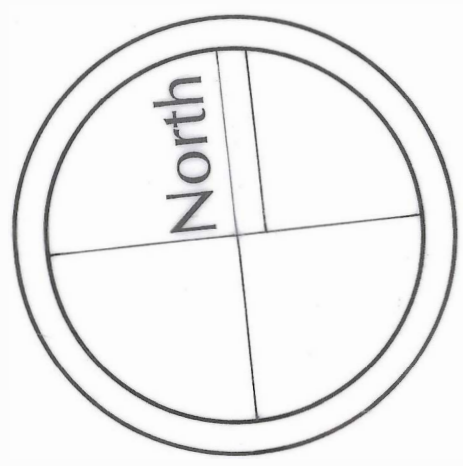
582 sq ft
First Floor

227 sq ft
Second Floor

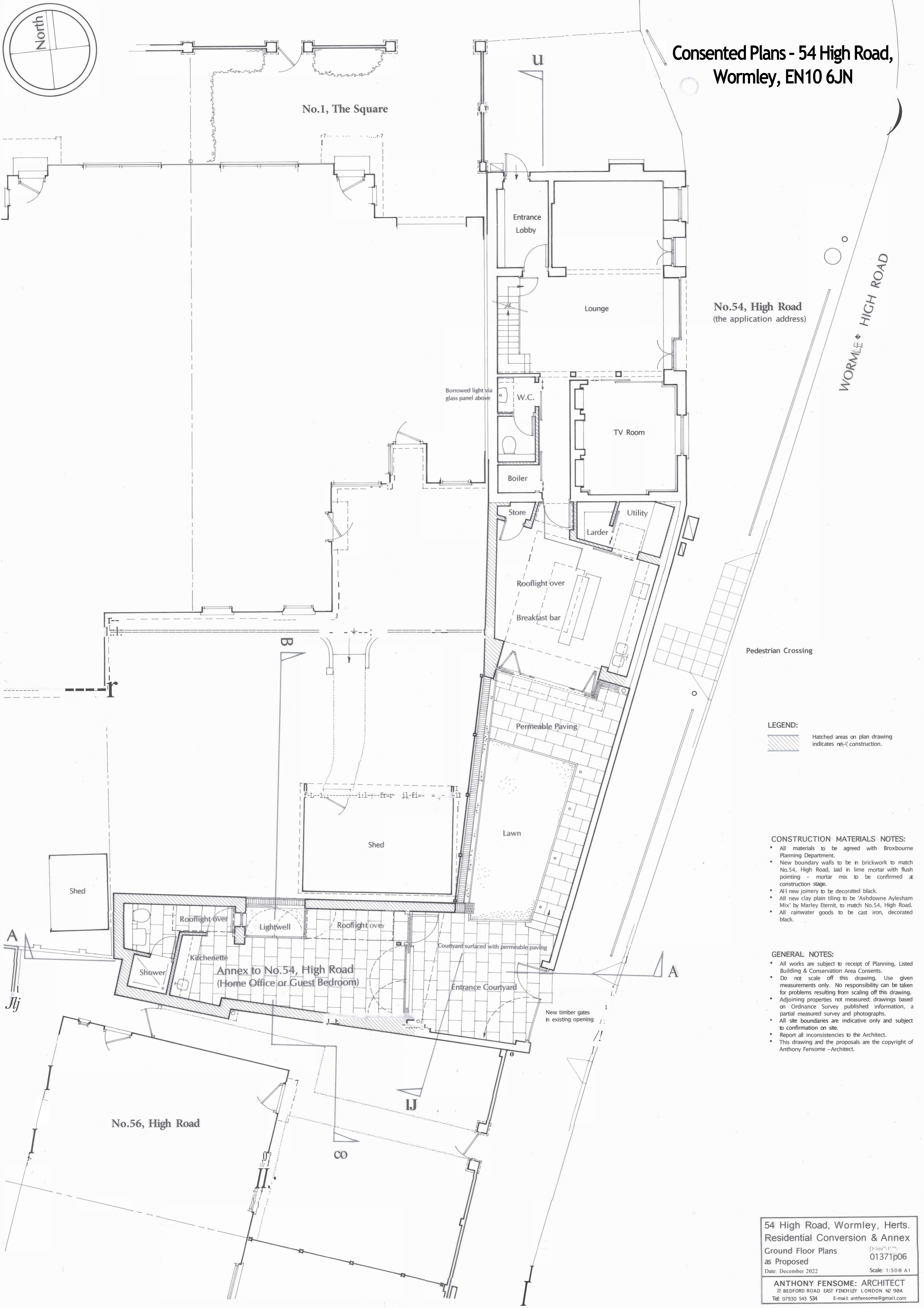
The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied 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.



Consented Plans - 54 High Road, Wormley, EN10 6JN



No.54, High Road
(the application address)

WORMLEY HIGH ROAD

LEGEND:
Hatched areas on plan drawing indicates new construction.

CONSTRUCTION MATERIALS NOTES:

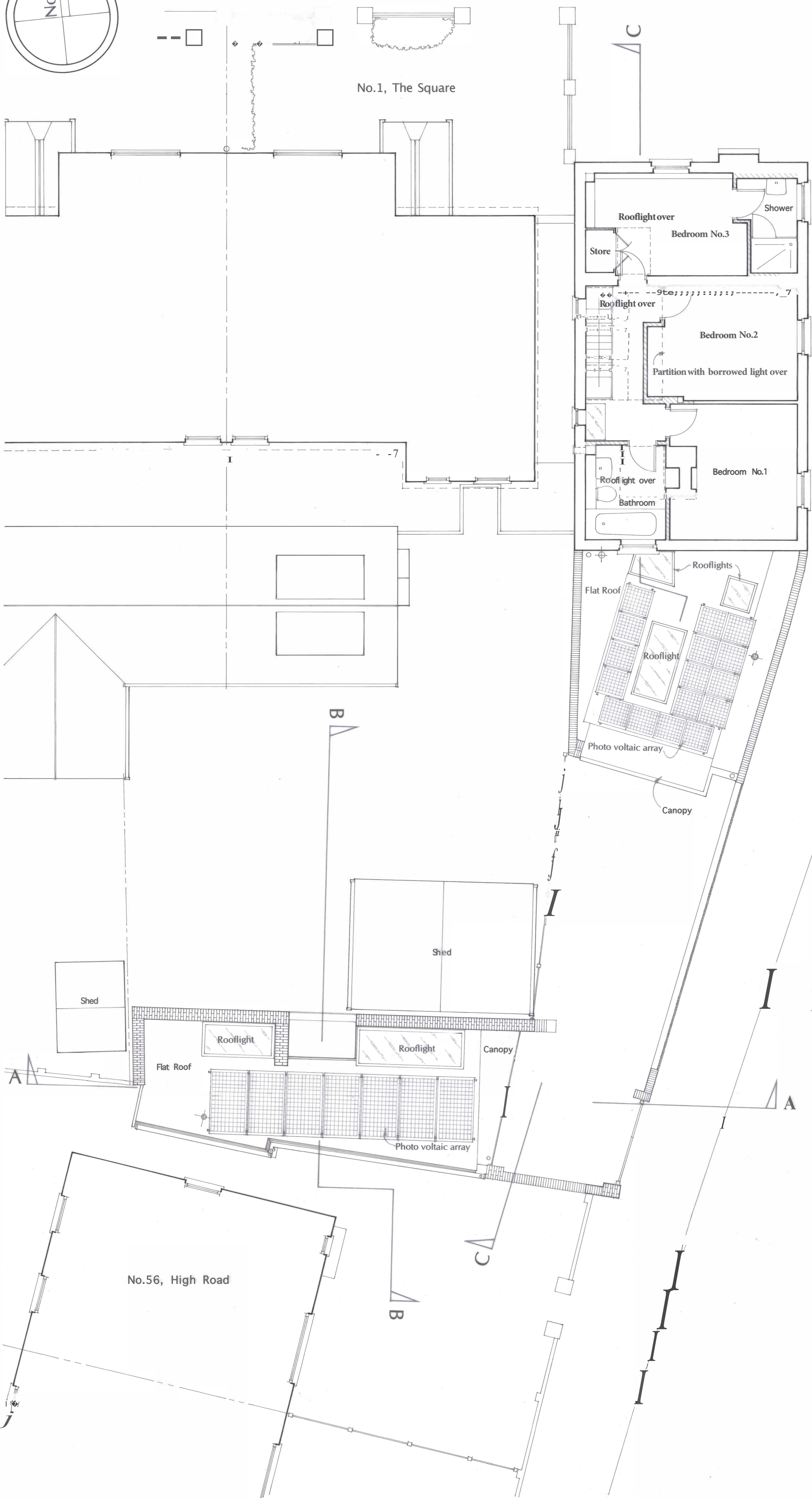
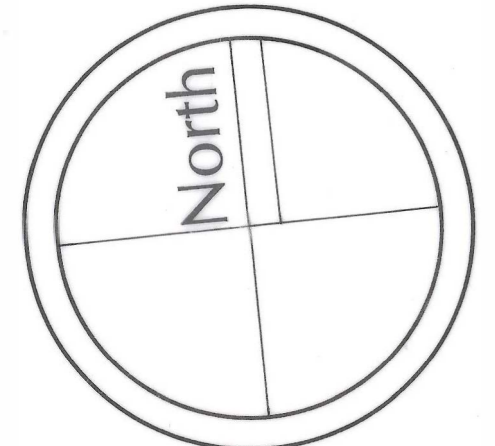
- All materials to be agreed with Broxbourne Planning Department.
- New boundary walls to be in brickwork to match No.54, High Road, laid in lime mortar with flush pointing - mortar mix to be confirmed at construction stage.
- All new joinery to be decorated black.
- All new clay plain tiling to be 'Ashdowne Aylesham Mix' by Marley Eternit, to match No.54, High Road.
- All rainwater goods to be cast iron, decorated black.

GENERAL NOTES:

- All works are subject to receipt of Planning, Listed Building & Conservation Area Consents.
- Do not scale off this drawing. Use given measurements only. No responsibility can be taken for problems resulting from scaling off this drawing.
- Adjoining properties not measured; drawings based on Ordnance Survey published information, a partial measured survey and photographs.
- All site boundaries are indicative only and subject to confirmation on site.
- Report all inconsistencies to the Architect.
- This drawing and the proposals are the copyright of Anthony Fensome - Architect.

54 High Road, Wormley, Herts.
Residential Conversion & Annex
Ground Floor Plans as Proposed
Date: December 2022
Scale: 1:50 @ A1

ANTHONY FENSOME: ARCHITECT
22 BEDFORD ROAD EAST FINCHLEY LONDON N2 9QA
Tel: 07930 543 534 E-mail: antfensome@gmail.com



The only fabric to be removed in the proposals to convert No.54, High Road from office accommodation to create a new family home is construction dating from the 2015 refurbishment - no historic fabric is removed in these proposals.

No.54, High Road
(the application address)

WORMLEY HIGH ROAD

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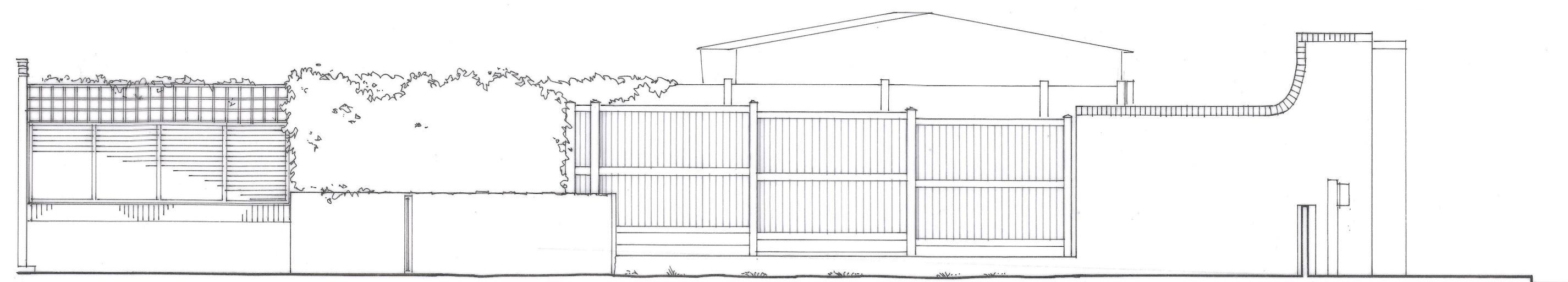
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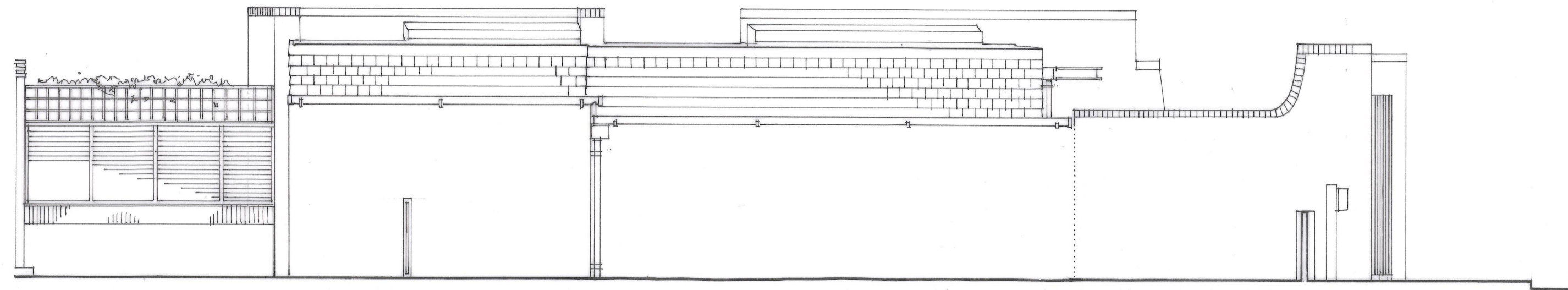
54 High Road, Wormley, Herts.
Residential Conversion & Annex
First Floor and Roof Plans
as Proposed

Date: December 2022
Scale: 1:50@ A1

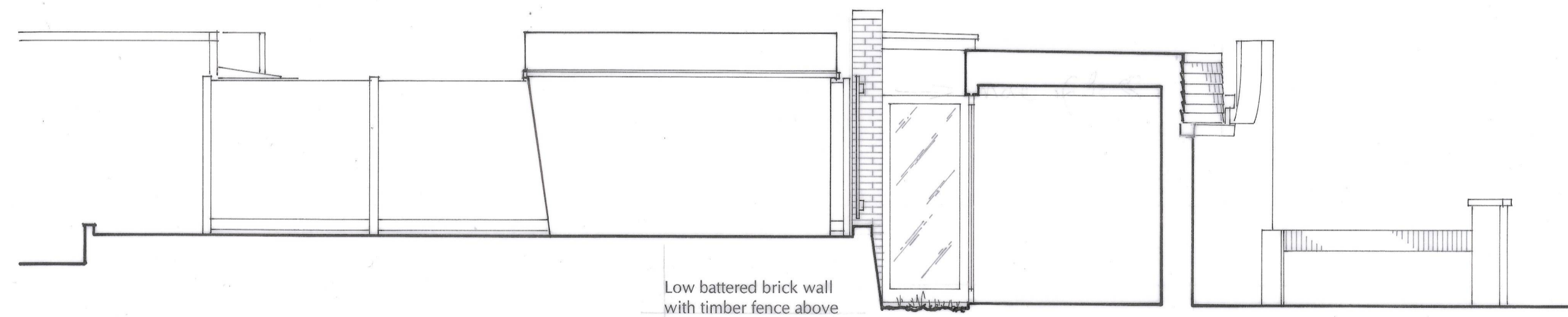
ANTHONY FENSOME : ARCHITECT
72 BEDFORD ROAD EAST FINCHLEY LONDON N2 9DA
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No.54 Annex Site Existing South Elevation

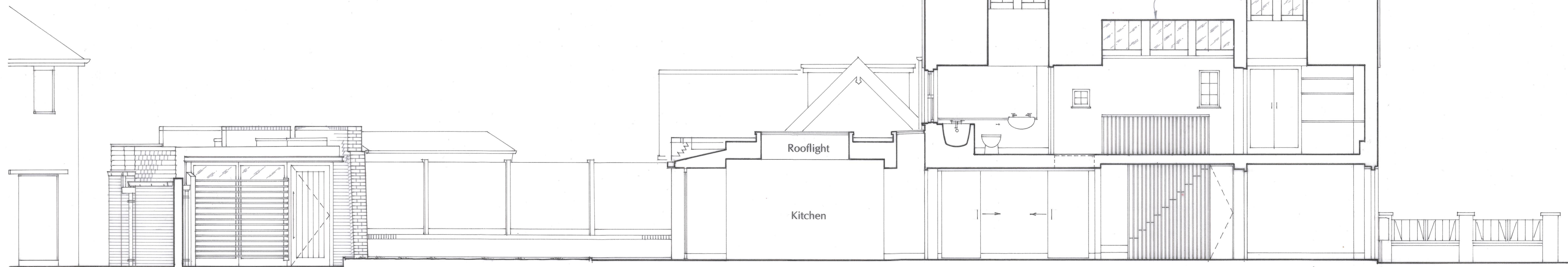


No.54 Annex Proposed South Elevation



Low battered brick wall with timber fence above

Section B-B (No.54 Annex to looking East)



Openable glazed screen - with external timber louvres

Section C-C (No.54 & Annex looking West)

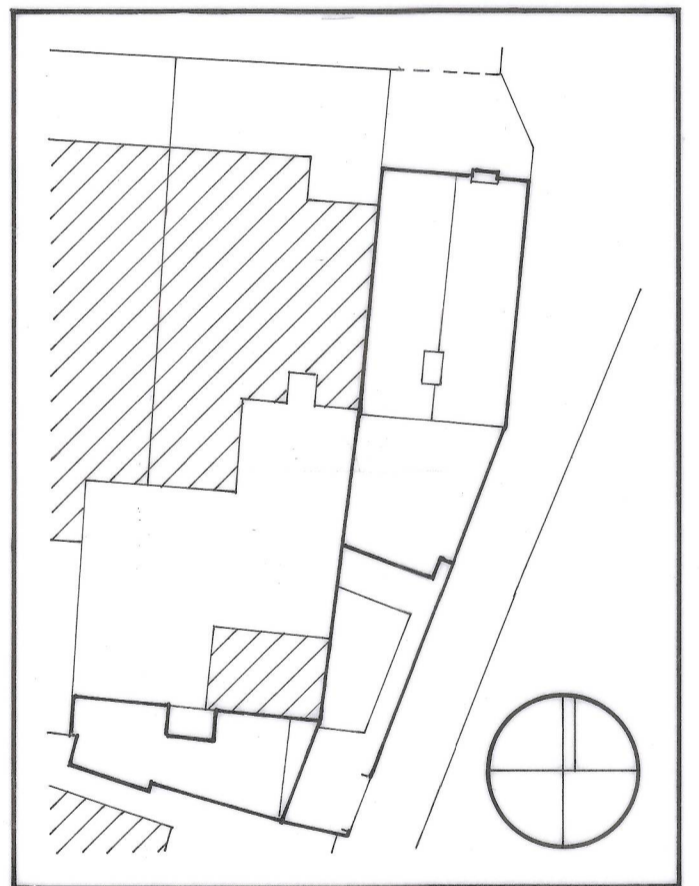


Courtyard surfaced with permeable paving
New timber slatted fence between existing wall piers to provide privacy for the garden.

Section A-A (No.54 Annex & Garden looking North)

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54 High Road, Wormley, Herts.
Residential Conversion & Annex

Proposed Sections & Elevations

Date: December 2022

Scale: 1:50 @ A1

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