



Howefield Farm, Tawney Lane, Stapleford Tawney, Romford

Howefield Farm, Tawney Lane, Stapleford Tawney, Romford RM4 1DE

A remarkable opportunity to build a unique private dwelling of nearly 8,000 sq ft in a private, rural setting.

Epping 4.5 miles, Chipping Ongar 6.5 miles, Brentwood 9.6 miles, (London Liverpool Street 35 mins), Central London 26 miles

Entrance lobby | Reception hall | Drawing room
Library | Dining room | Open plan Kitchen/
breakfast room/family room | Utility room
Cloakroom | Bedroom with ensuite bathroom

Cinema room | Games room | Gym with sauna
and shower room | wine cellar | store and wc

Principal bedroom with ensuite bathroom and
dressing room | Bathroom and conservatory
Sitting room | 3 Further bedroom suites

Consent for secondary house (with agricultural
restriction) of circa 2,000 square feet with
double garage

Extensive garaging and garden stores

Large garden and paddocks

About 13.08 acres

Situation

Howefield Farm lies in a charming rural setting surrounded by well maintained agricultural land. The property forms part of the small hamlet of Stapleford Tawney which lies between Abridge and Chipping Ongar.

For the commuter, Central Line rail services to London can be found at Theydon Bois (6 miles) and Epping (4.5 miles). The M11 is within a convenient driving distance linking to the M25 (for London only) at junction 5.

Planning

Planning consent was granted on 13th January 2022 (Ref: EPF 0979/21) by Epping Forest District Council for the demolition of dwelling and agricultural buildings and erection of a replacement dwelling. This was a resubmission of an extant planning permission EPF 321018). The consent is subject to a Legal Agreement signed 4th January 2022 details of which are available from the vendor's agents.

Planning consent was granted separately for an independent farm workers dwelling (REF: EPF/3954/81) of approximately 2,000 sq ft with four bedrooms and a double garage. The footings were placed in 1985 and a letter confirming commencement dated 22.12.05 has been received from Epping Forest District Council.

Prospective purchasers are advised that they must make their own enquiries of the local planning authorities on 01992 56400

Directions

From Chipping Ongar town centre head south of the A113 Stratford Rivers Road and continue for approximately 4.5 miles before reaching the M25 road bridge. Take the right hand turning into Tawney Lane. Proceed for about 1.5 miles passing St Mary's Church on the left. Continue for approximately 0.5 miles and the entrance is on the right.



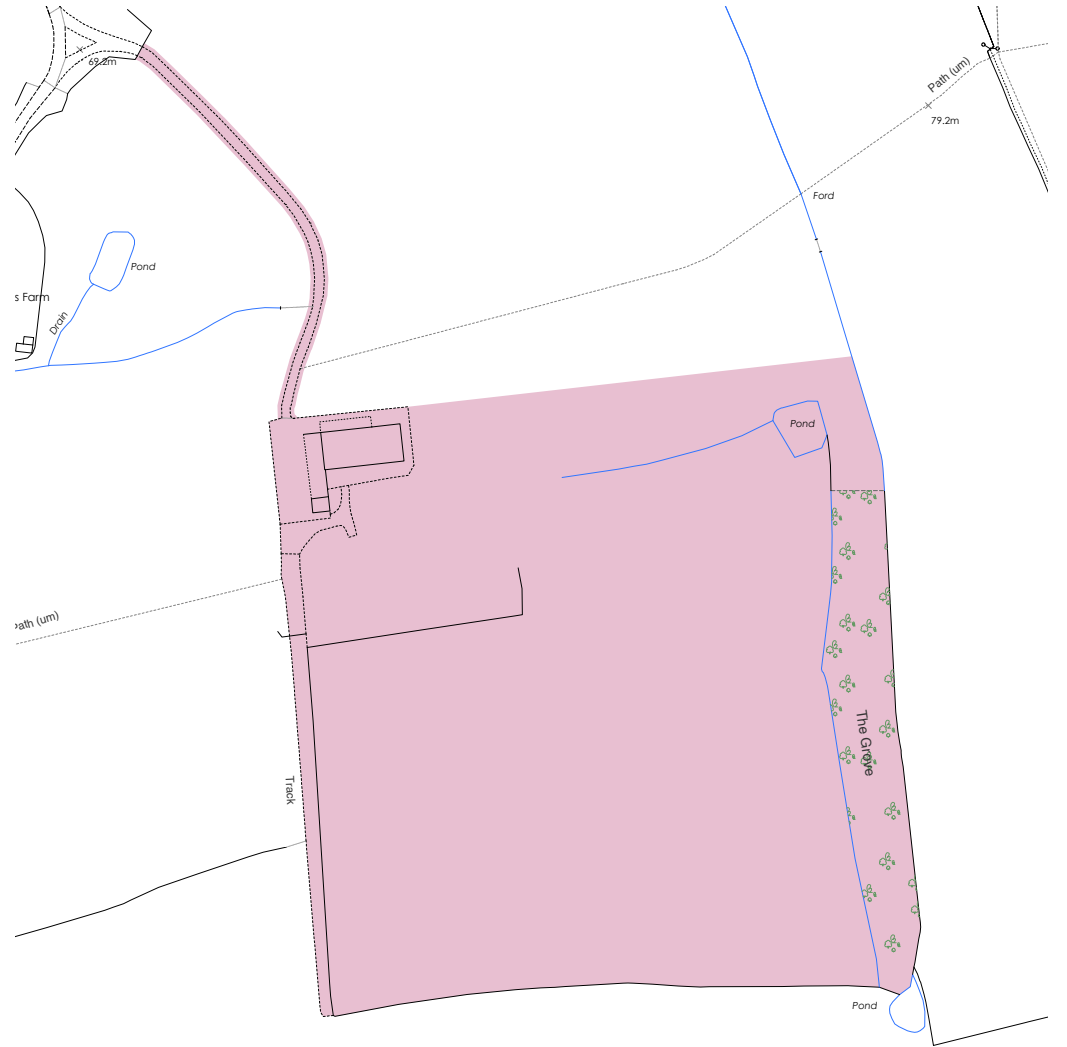


Proposed South Elevation



Proposed South Elevation





Howfield Farm, Tawney Lane, Stapleford

Total Area - 5.28 ha / 13.08 ac

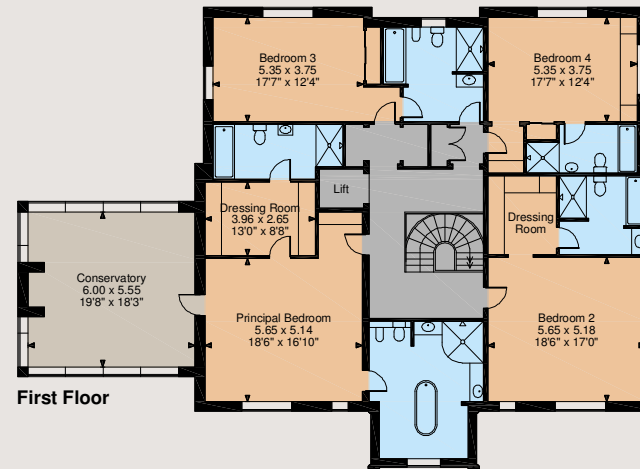
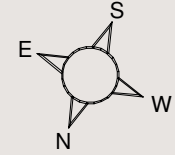
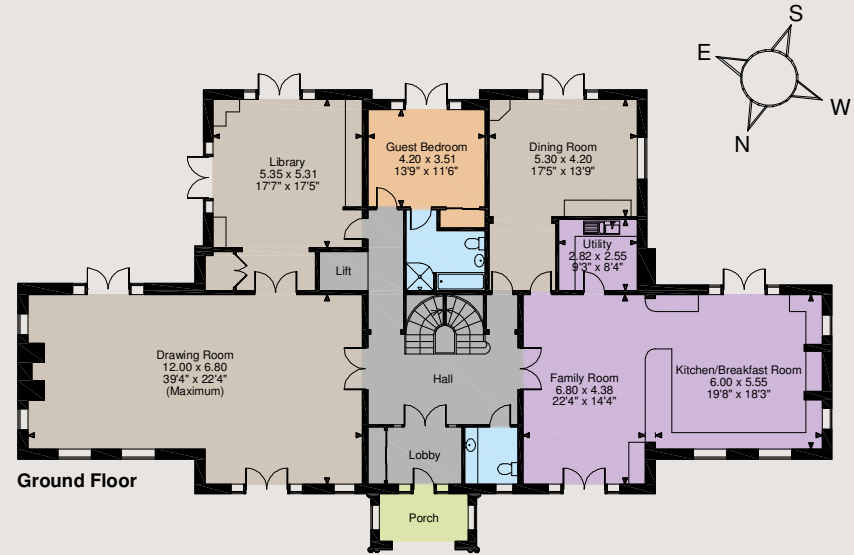
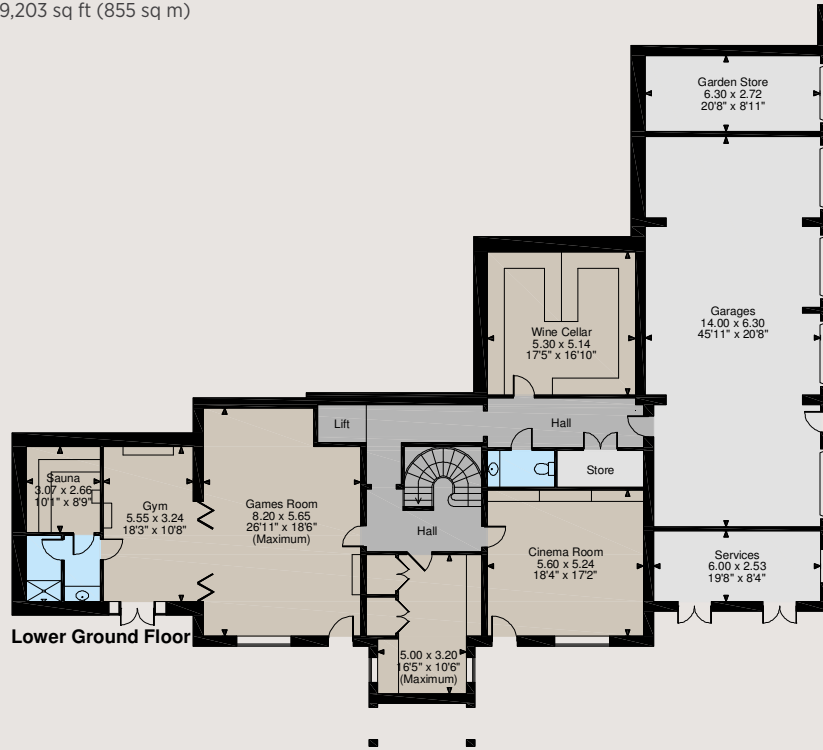
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Howefield Farm, Tawney Lane, Romford Proposed Plans
 Main House internal area 7,898 sq ft (734 sq m)
 Garages & Garden Store internal area 1,305 sq ft (121 sq m)
 Total internal area 9,203 sq ft (855 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

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General

Local Authority: Epping Forest District Council
01992 564 000 Essex County Council:
0845 743 0430

Services: Mains water and electricity are connected to the site. Water meters will need to be installed for the new properties. A drainage system has been installed but not connected. Telephone line.

Fencing: The purchaser will construct a new boundary fence which will be a cattle proof post and three rail fence within 3 months of completion.

Tenure: The site is offered for sale Freehold with vacant possession on completion.

Guide Price: £2,500,000

Chelmsford

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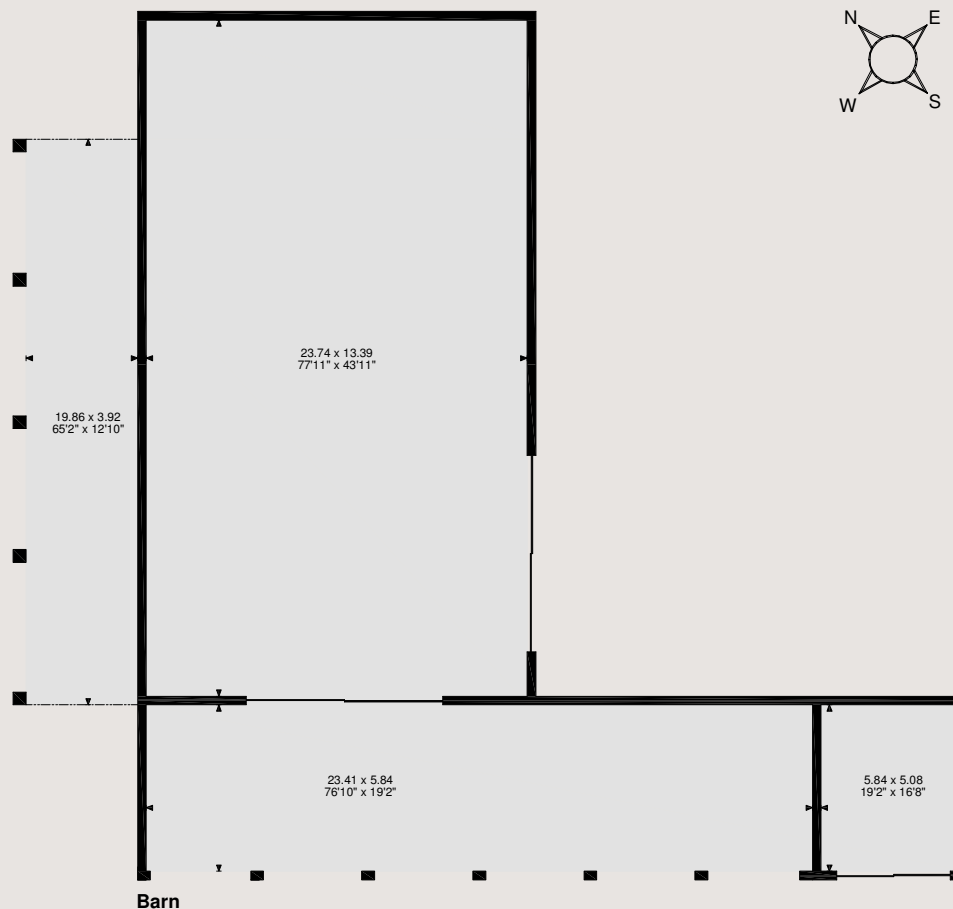
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Howefield Farm, Tawney Lane, Romford Existing Plans
Internal area 6,177 sq ft (574 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

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