

Sewardstone Road

£ 2,350,000

📍 Sewardstone Road, London, E4 7RA

The site comprises a substantial four bedroom residential farm house, a barn converted into 3 x holiday lets and a further barn which benefits from an extant historic planning permission for a further 2 x holiday lets. Further to that, the property also benefits from 4 additional agricultural outbuildings, as well as a paddock and 2 x fishing lakes to the east of the properties.

The farmhouse extends to 163.4 sq m (1,759 sq ft) and benefits from excellent views to the front and rear. It has a kitchen, dining room and two spacious reception rooms on the ground floor, as well as four bedrooms on the first floor. It also has a historic planning permission for an extension.

The converted barn comprises three holiday lets, The Elm, The Oak and The Willow. These units extend to approximately 44 sq m (473.6 sq ft), 33 sq m (355.2 sq ft) and 55 sq m (592 sq ft) respectively.

Planning

The site is located within the Green Belt and as such National Planning Policy and Local Planning Policy state there is a presumption against development unless it fits into a number of set criteria.

The site has a number of structures on it other than the main dwelling house. These structures vary from what could be considered permanent buildings to temporary buildings. It is well established and in line with planning policy that redevelopment is acceptable where it doesn't adversely impact on the openness of the green belt. In this regard, proposals usually provide a balance between the existing footprint and massing and the proposed. There may be a case to be made for development where it does not adversely impact on the openness of the Green Belt over and above the existing buildings. It is advised that you seek independent planning advice in this regard.

Tenure and Possession

The Property is available for sale on a freehold basis with full vacant possession to be provided.

Existing Wayleaves, Easements and Rights of Way

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Viewing

Viewing should be arranged by prior appointment with Savills. Prospective purchasers should note that Savills takes no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.

Further Information

Further information can be provided on request. View payable Stamp Duty for this property

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