

**FOR SALE FREEHOLD – GUIDE PRICE: £250,000 + VAT**

**\*\*\*UNCONDITIONAL CASH OFFERS ONLY\*\*\***

**THE AMBULANCE STATION, 84 HIGH STREET, OLD HARLOW,  
ESSEX, CM17 0DR**



- Attractive period property, located in the affluent old town of Harlow, adjacent to the Cricket and Bowls Club.
- The building's ground floor Gross External Area is circa 1,166 sq ft and it sits on a plot size amounting to around 0.069 of an acre.
- Alternate use potential, subject to obtaining the necessary consents.
- The site is likely to be of interest in the local market as a renovation project for a local builder or prospective homeowner.

## Location

Harlow is a large affluent town in West Essex, situated close to the Hertfordshire border and forming part of the London commuter belt. It lies north of Epping, south of Bishop's Stortford, west of Sawbridgeworth and east of Roydon. The town has strong transport connections via the M11 and Harlow Town/Harlow Mill railway stations.

The St. John's Ambulance Station is situated in the old town area of Harlow. The property is situated on the High Street, set between Elderfield retirement home to the west and Old Harlow Fire Station to the east. To the rear of the site is Harlow Bowls Club and Harlow Cricket Club. The area is predominantly made up of residential dwellings.

## Property Description

The former Ambulance station is a part-two storey detached property of brick construction with rendered elevations under a part pitched tiled roof and part flat roof area.

## Accommodation

The property has been used as an outpost ambulance station, albeit has not been used actively in the last few years. The ground floor includes two ambulance bays and a small kitchenette and toilet area to the rear. The first floor includes a small office and one large double bedroom / admin area.

Externally, there is parking to the front of the building for c. 3-4 vehicles and to the rear there is a good sized garden.

The building's ground floor Gross External Area is circa 1,166 sq ft and it sits on a plot size amounting to around 0.069 of an acre.

The site is likely to be of interest in the local market as a renovation project for a local builder or homeowner. An illustrative elevational plan has been included below to show how the property could be extended / converted, subject to the necessary consents.

## Tenure

Freehold. The property forms part of Title Number EX106651 and the Title Plan is included on page 5. This part of the title will be separated from the remainder of the title on completion of the sale.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed. The property is located within a conservation area. For further information please contact the local authority.

## Services

We understand the property is connected to water mains and electric services but any interested parties must rely on their own enquiries to confirm this.

## Fixtures & Fittings

The property is sold on an unfurnished basis. The Vendor provides no warranty as to the condition or safety of any items remaining at the property on the date of completion.

## Business Rates and Council Tax

The property is assessed as a 'Ambulance Station and Premises' and the Rateable Value is £4,800.

## VAT

VAT is applicable on the sale of the property. If the intention is to convert to residential use, it may be possible to disapply VAT subject to meeting HMRC requirements.

## EPC

The property has an EPC rating of Band D. A copy is available upon request.

## Virtual Tour

<https://my.matterport.com/show/?m=eU6CdrRNsc6&help+1&gt=1&ts=1>

## Viewings

All viewings are strictly by appointment only during weekdays. It is likely that a block viewing day will be arranged following an initial marketing period.

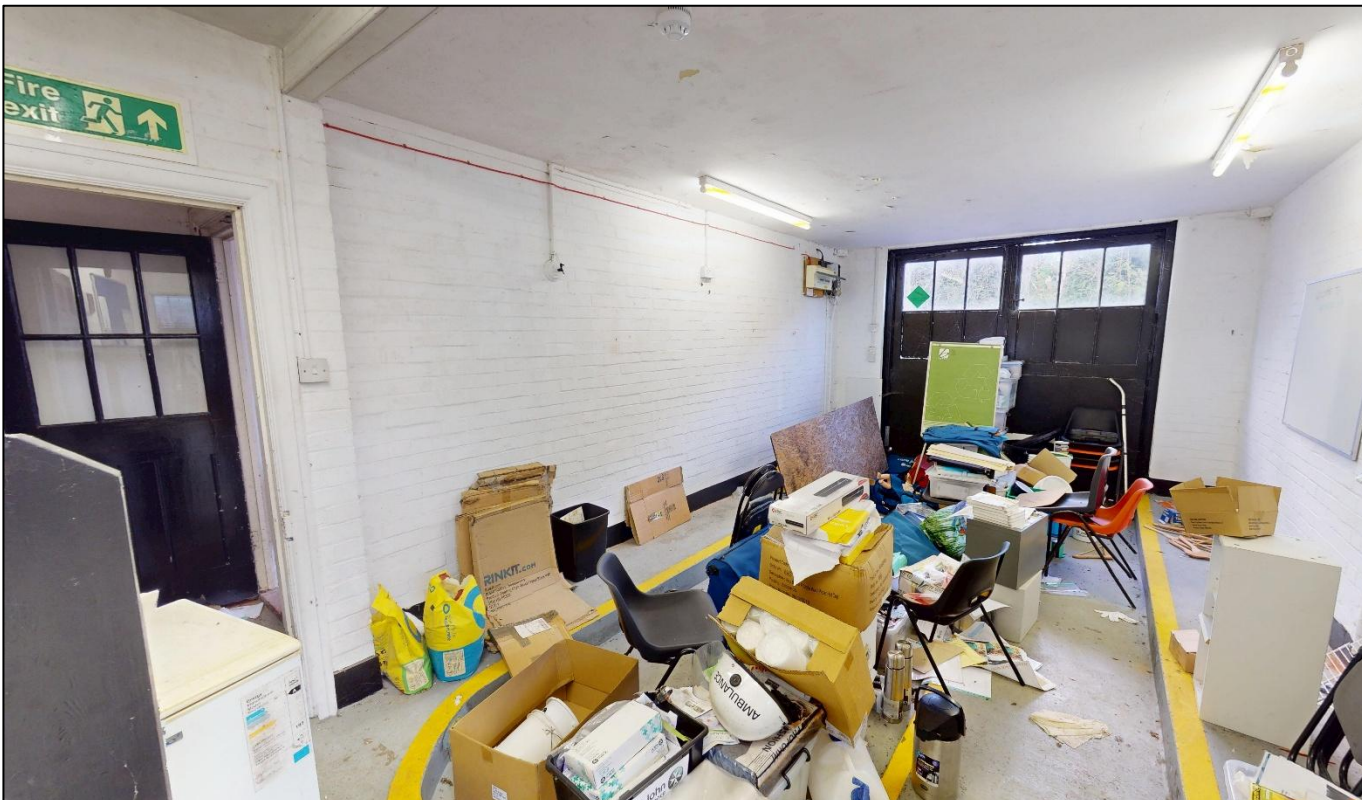
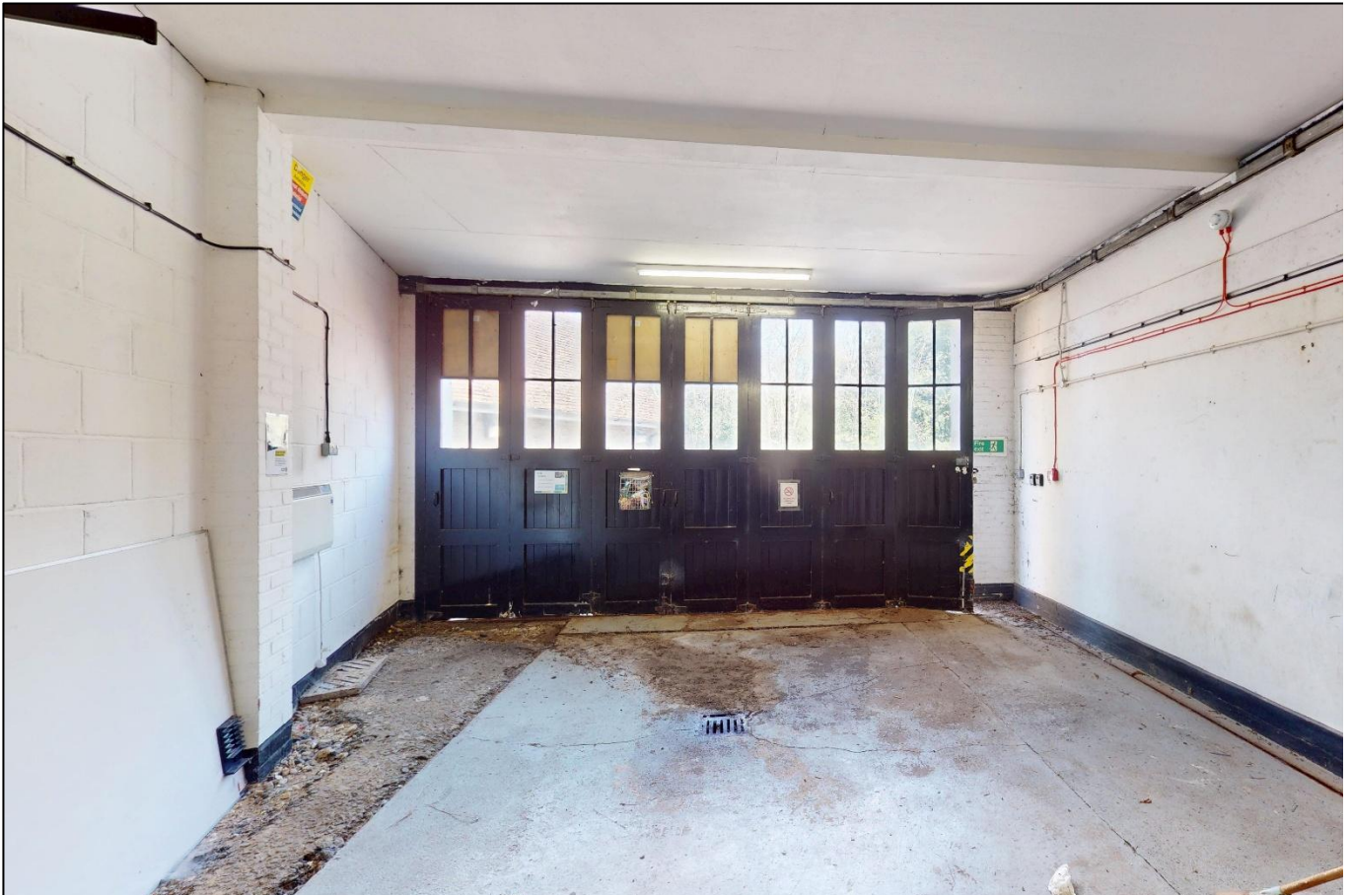
## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries

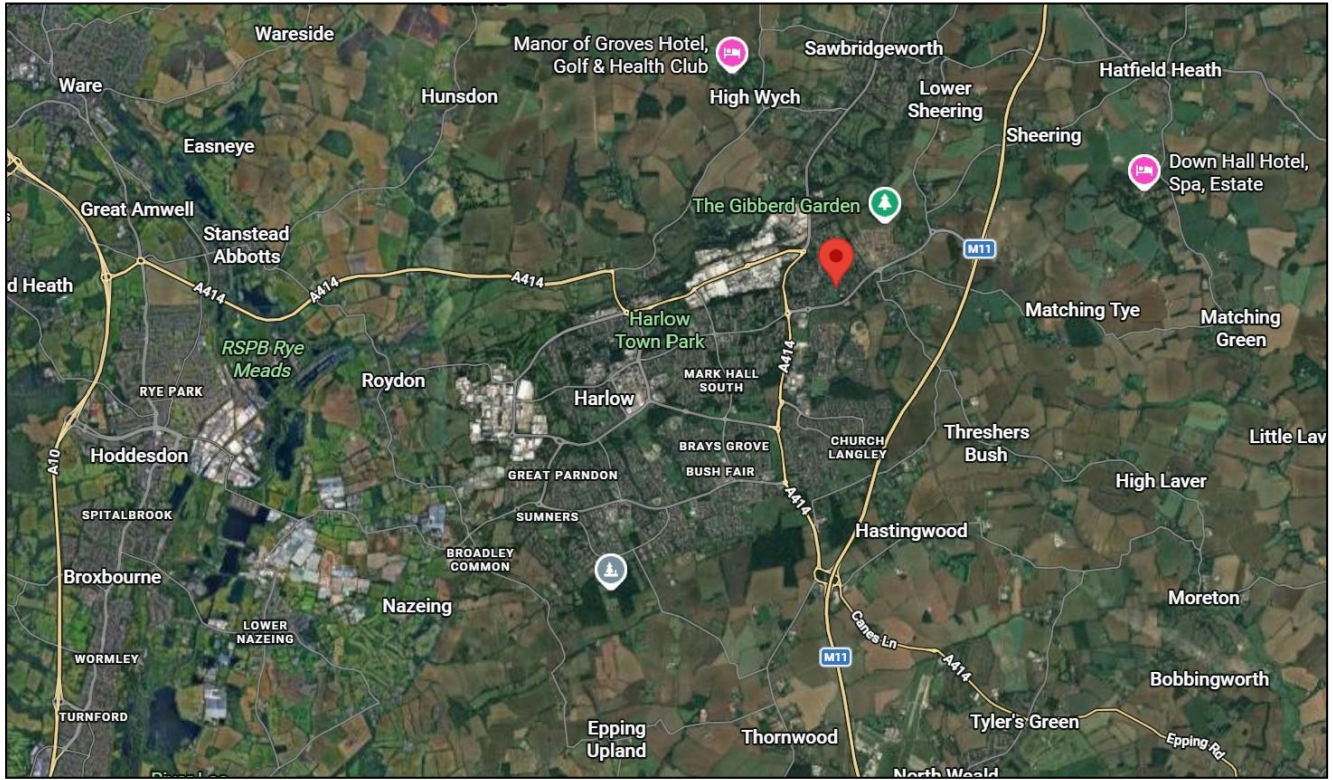


Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtscommercial.co.uk

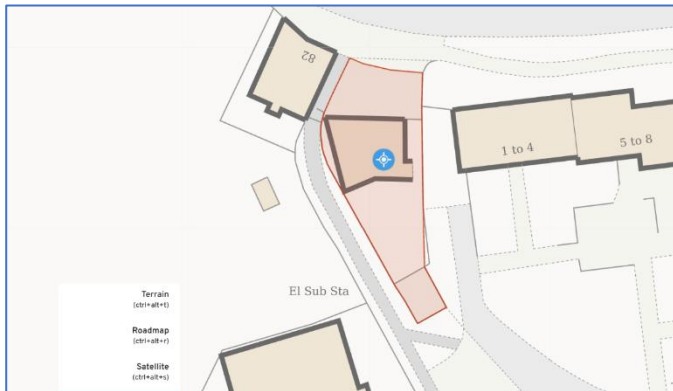




**Location Plan**

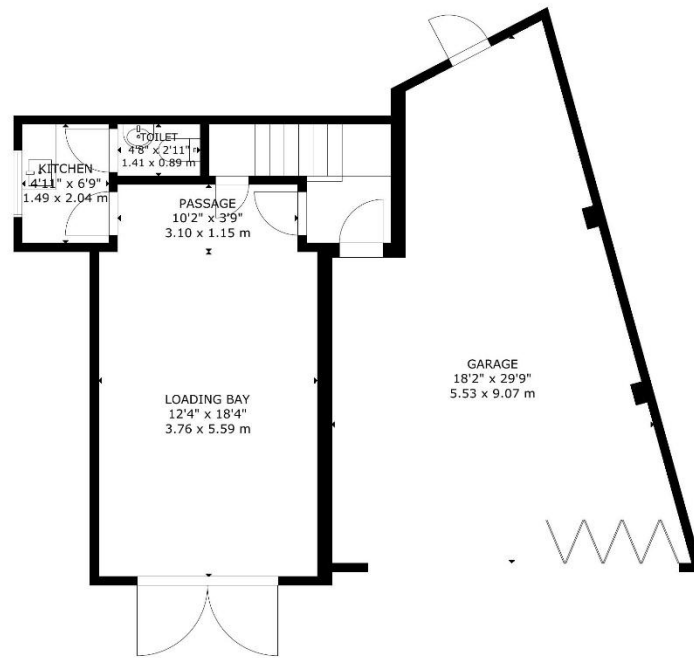


**Site Plan**



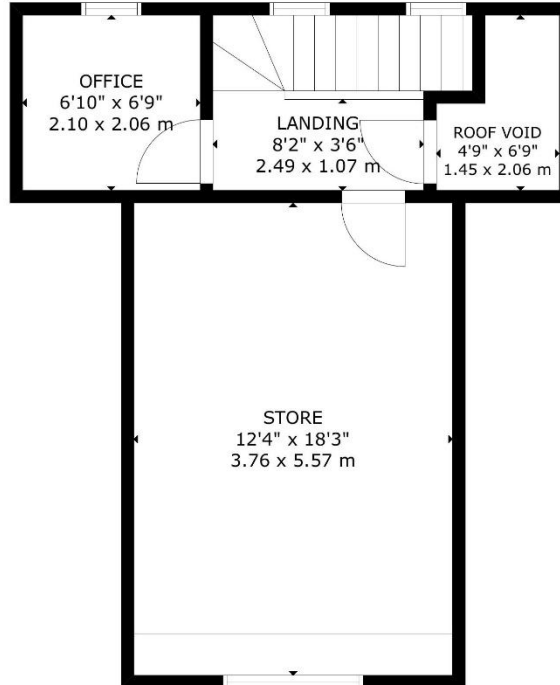
**Illustrative Elevation (CGI)**





GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 109 m<sup>2</sup>/1,166 sq ft  
GROUND FLOOR: 74 m<sup>2</sup>/794 sq ft, FIRST FLOOR: 35 m<sup>2</sup>/372 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 109 m<sup>2</sup>/1,166 sq ft  
GROUND FLOOR: 74 m<sup>2</sup>/794 sq ft, FIRST FLOOR: 35 m<sup>2</sup>/372 sq ft  
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**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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## Our Services & Offices

