



Almont House and West Winds High Lane, Stansted, Essex, CM24 8LE

POA

Paul Mason <sup>Associates</sup>



Almont House and West Winds  
High Lane  
Stansted  
Essex  
CM24 8LE



For Sale, as a Whole or in Parts.  
Total 0.654 Hectares (1.615 Acres) Subject to Survey

Almont House, High Lane, Stansted Mountfitchet, Essex, CM24 8LE  
A detached family home centrally located within private grounds of approx. 0.582 hectares (1.43 acres).  
\* Five Bedrooms \* Three Reception Rooms \* Garaging for up to Four Cars \* Swimming Pool \* EPC rating E

West Winds, Normans Way, Stansted Mountfitchet, Essex, CM24 8DH  
A detached dwelling in need of total renovation or replacement (subject to planning).  
\*Four Bedrooms \* Mature Plot of approx. 0.072 hectares (0.177 acres) \* Access from Normans Way

#### DEVELOPMENT/REFURBISHMENT OPPORTUNITY

Almont House and West Winds occupy a combined plot of approximately 0.654 hectares (1.615 acres) and offer an opportunity for development/refurbishment\*.

Almont House is a detached five bedroom home set within it's own mature grounds. West Winds is detached dwelling requiring total refurbishment or replacement\*.

Both properties are within the same ownership and are offered as a whole or in parts.

\*Subject to appropriate planning permission.

#### LOCATION

Stansted Mountfitchet is a thriving and popular village, enjoying a good range of shops, schools and sports clubs. It is exceptionally convenient for commuters, having a mainline railway station with services to London's Liverpool Street, Cambridge and Stansted Airport. Junction 8 of the M11 motorway is approximately 3.4 miles away. The market town of Bishop's Stortford lies approximately 2 miles to the south and provides a more comprehensive range of social, recreational and educational facilities.





#### POSTCODES

Almont House: CM24 8LE  
OS Grid Ref: TL 51534 25363  
East: 551534 North: 225363  
Lat: 51 54' 22" N Long: 0 12' 4" E

Westwinds: CM24 8DH  
OS Grid Ref: TL 51432 25364  
East: 551427 North: 225395  
Lat: 51 54' 23" N Long: 0 12' 4" E

#### PLANNING

There have been numerous planning applications on the combined sites over the years. Most recently an application (UTT/19/1585/FUL) for a 75 bedroom care home was refused on 20.10.2020.

On 31.08.2017 permission (UTT/17/1991/FUL) was granted for the demolition of West Winds and part of Almont House garden land for the erection of 5 new dwellings. In recognition of the effect coronavirus has had on the planning system, The Business and Planning Act 2020 temporarily modifies the Town and Country Planning Act 1990 to enable certain planning permissions in England which have lapsed or are due to lapse during 2020 to be extended.

"Under section 93A of the Town and Country Planning Act 1990, unimplemented planning permissions with time limits for implementation which were due to lapse between 19.07.2020 and 31.12.2020 are extended to 01.05.2021".

According to the gov.uk website this happens automatically, with no requirement to obtain 'Additional Environmental Approval'.



<https://www.gov.uk/government/publications/extension-of-certain-planning-permissions-draft-guidance/extension-of-certain-planning-permissions-draft-guidance>

Almont House & West Winds - Planning History (taken from UDC Planning Portal - Jan 2021)

2019 UTT/19/1585/FUL Refuse Redevelopment of the site comprising demolition of the existing structures including Almont House and Westwinds, and the construction of a 75-bedroom care home (Use Class C2) across two and a half storeys (plus part lower ground floor). The application also includes upgrades to the site entrance from High Lane, additional planting to strengthen the existing mature trees on the boundaries of the site, associated car parking and provision of site infrastructure.

2017 UTT/17/1053/CLP Approve Cert Law Proposed Proposed brick boundary wall to be built in the north west corner of the garden, adjacent to footpath.

2017 UTT/17/1991/FUL Approve with Conditions Demolition of existing Westwinds property and erection of 5 new dwellings on Westwinds site and part of Almont House garden land.

2011 UTT/2106/10/REN Approve with Conditions Renewal of planning permission (UTT/2282/07/FUL) Erection of 3 no. terraced dwellings, 1 no. pair of semi-detached dwellings and 2 no. detached dwellings with associated garaging and parking. Alteration to existing vehicular/pedestrian access

2007 UTT/2282/07/FUL Approve with Conditions Erection of 3 no. terraced dwellings, 1 no. pair of semi-detached dwellings and 2 no. detached dwellings with associated garaging and parking. Alteration to existing vehicular/pedestrian access



2004 UTT/0531/04/OP Approve with Conditions Erection of 4 detached dwellings with garaging

1999 UTT/0264/99/REN Approve with Conditions Renewal of UTT/0477/96/OP outline application for the erection of four dwellings

1999 UTT/1469/99/FUL Approve with Conditions Erection of extensions to front and side of dwelling

1996 UTT/0477/96/OP Approve with Conditions Outline application for the erection of four dwellings

1991 UTT/1224/91 Approve with Conditions Renewal of permission for conversion of Almont House and erection of new buildings to create a sheltered housing

1988 UTT/0028/88/LB Approve with Conditions Proposed conversion of Almont House and erection of new buildings to create a sheltered housing scheme including car parking and alteration and improvement to existing access. Demolition of existing double garage erection of single garage and alteration

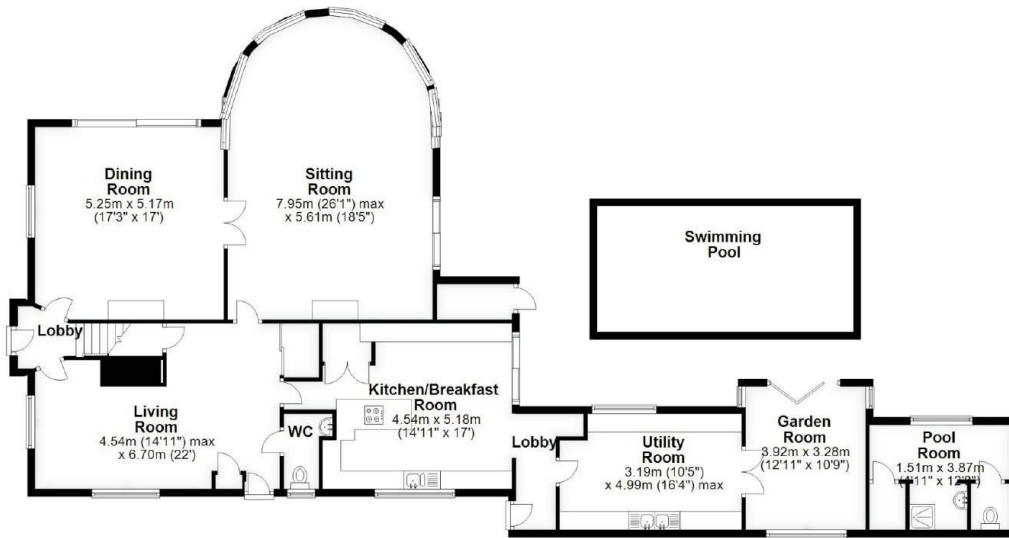
1988 UTT/0027/88 Approve with Conditions Proposed conversion of Almont House and erection of new buildings to create a sheltered housing scheme including car parking and alterations and improvement to existing access. Demolition of existing double garage erection of single garage and alteration of front porch at Mont Cottage

Full details are available at the Uttlesford District Council's web page:-

<http://www.uttlesford.gov.uk/applicationsearch>

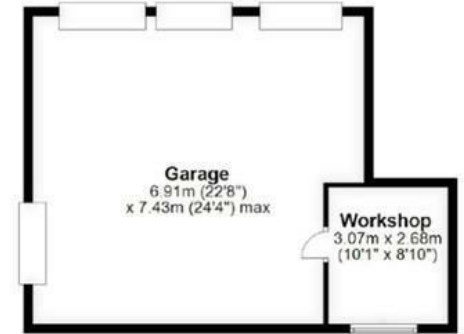
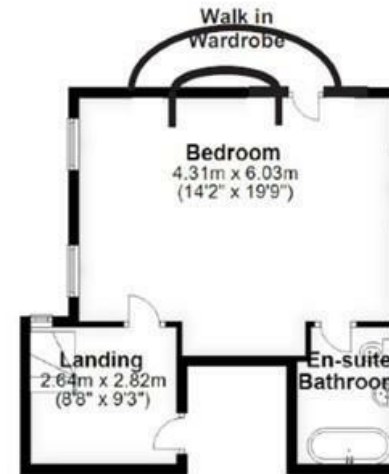
## Ground Floor

Approx. 246.2 sq. metres (2650.5 sq. feet)



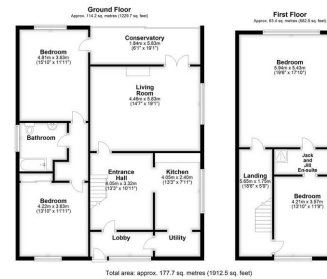
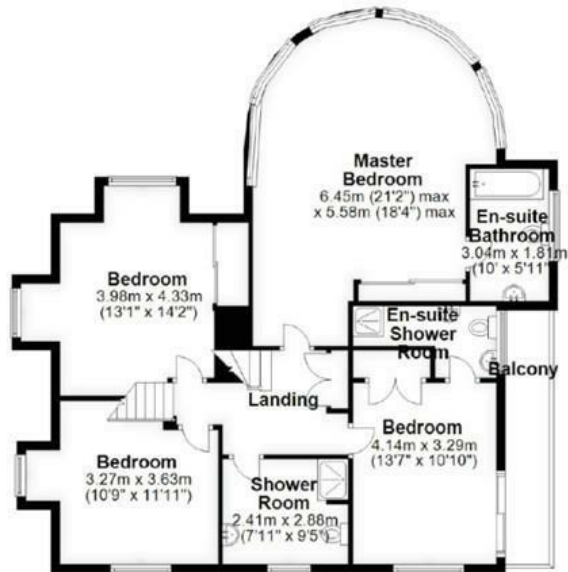
## Second Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



## First Floor

Approx. 94.7 sq. metres (1019.5 sq. feet)



**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

