



Almont House High Lane, Stansted, Essex, CM24 8LE

POA

Paul Mason Associates

Almont House High Lane
Stansted
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

Almont House is a detached five bedroom home set within it's own mature grounds. Occupying a plot of approximately 0.582 hectares (1.438 acres) this unique family home offers flexible accommodation.

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.

About this property. The accommodation in brief comprises, entrance lobby, three principle reception rooms including a drawing room with large circular bay windows. Kitchen/breakfast room, utility room and garden room. The first floor provides access to the impressive balconied master bedroom suite, bedroom 2 also has its own balcony overlooking the pool area and en-suite shower room. There are two further bedrooms and a family shower room. On the second floor is another impressive bedroom with a circular walk-in wardrobe and en-suite bathroom.

Outside, a private driveway leads to a parking area for a number of vehicles and garaging for up to four cars. The mature grounds are enclosed with a number of patio areas including an outdoor pool with annexed pool room with changing area, shower and wc.

The adjacent property 'West Winds' is within the same ownership and is also for sale. The properties are offered separately or as a whole.





POSTCODE

Almont House: CM24 8LE

OS Grid Ref: TL 51534 25363

East: 551534 North: 225363

Lat: 51 54' 22" N Long: 0 12' 4" E

PLANNING

There have been numerous planning applications on the combined sites over the years.

Full details are available at the Uttlesford District Council's web page:- <http://www.uttlesford.gov.uk/applicationsearch>

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

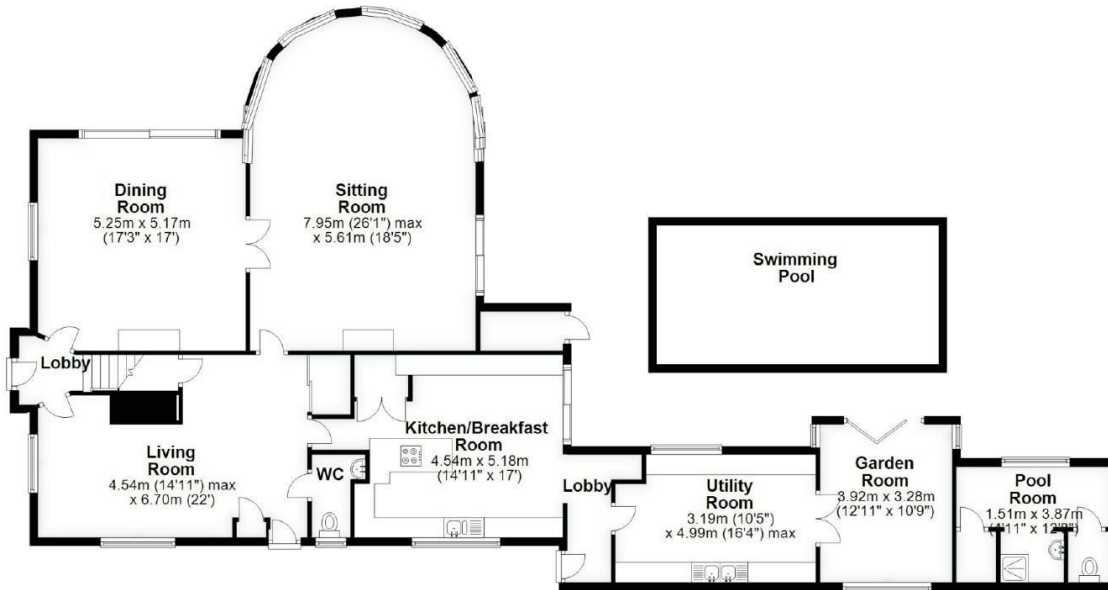
In recognition of the effect coronavirus has had on the planning system, The Business and Planning Act 2020 temporarily modifies the Town and Country Planning Act 1990 to enable certain planning permissions in England which have lapsed or are due to lapse during 2020 to be extended.

"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>

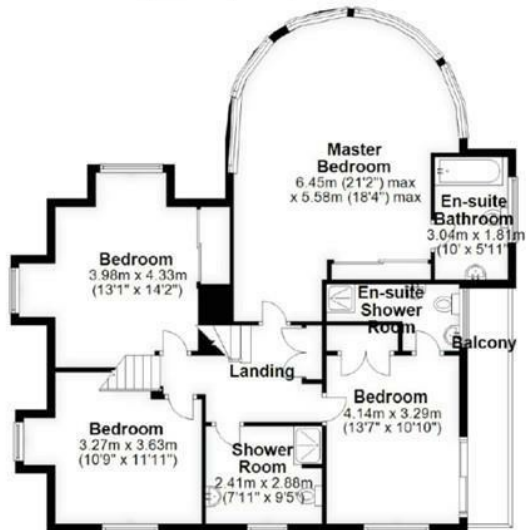
Ground Floor

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



First Floor

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



Second Floor

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



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