

SITE WITH RESIDENTIAL PLANNING PERMISSION WITHIN AFFLUENT VILLAGE - ROYDON, ESSEX



CRUSADER, 42 HIGH STREET, ROYDON, HARLOW, ESSEX, CM19 5EA

(Historic Photograph)

- Period public house on grounds of almost 1/3rd of an acre
- Benefits from planning permission to be converted into 7 x 1 bedroom flats
- Approx. 500 metres south of Roydon Station (32 mins direct journey into London Liverpool Street)
- Potential for additional residential accommodation and other uses such as restaurant, retail, office etc... (subject to obtaining the necessary consents)

FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION
SEEKING OFFERS IN THE REGION OF £995,000 (PLUS VAT IF APPLICABLE)
SUBJECT TO CONTRACT – Sole Selling Agent

CounF202

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Location

The property fronts High Street (B181) in the heart of an attractive village which is well served with public houses. The busy A414 is approximately 1 ½ miles north and Harlow town centre a little further to the east. Roydon railway station lies less than ½ mile to the north. There is a small convenience store almost opposite with most of the surrounding area being residential accommodation, mixed in age and style.

A location plan is attached.

Description

The pub is very attractive, being two storeys with various singles storey extensions and sits on a plot of around 1/3 of an acre. There is a trade patio to front and car parking for over 17 vehicles to the rear. Internally the ground floor pub has been stripped, requiring renovation

From the Promap measuring system it is estimated that the pub has a footprint of circa 275 sq m (2,959 sq ft) with a total site area of around 1/3 of an acre or 1,270 sq m (13,665 sq ft).

NB: The areas set out are approximate and for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Planning

From informal enquiry of Epping Forest District Council, it has been ascertained that the property is not listed but sits within the Roydon Conservation Area. The following planning permission was granted by Epping Forest District Council in April 2025:

Change of use from public house (sui generis) to residential (C3) to form 7 x 1-bedroom flats, under planning application reference EPF/0245/24. [Link to Planning Permission](#)

Licensing

The property historically held a premises licence permits the sale of alcohol from 10.00am until 11.00pm each weekday and until midnight on Fridays and Saturdays.

Rating Assessment

The property is listed as a public house and premises and has a 2023 Rateable Value of £10,750.

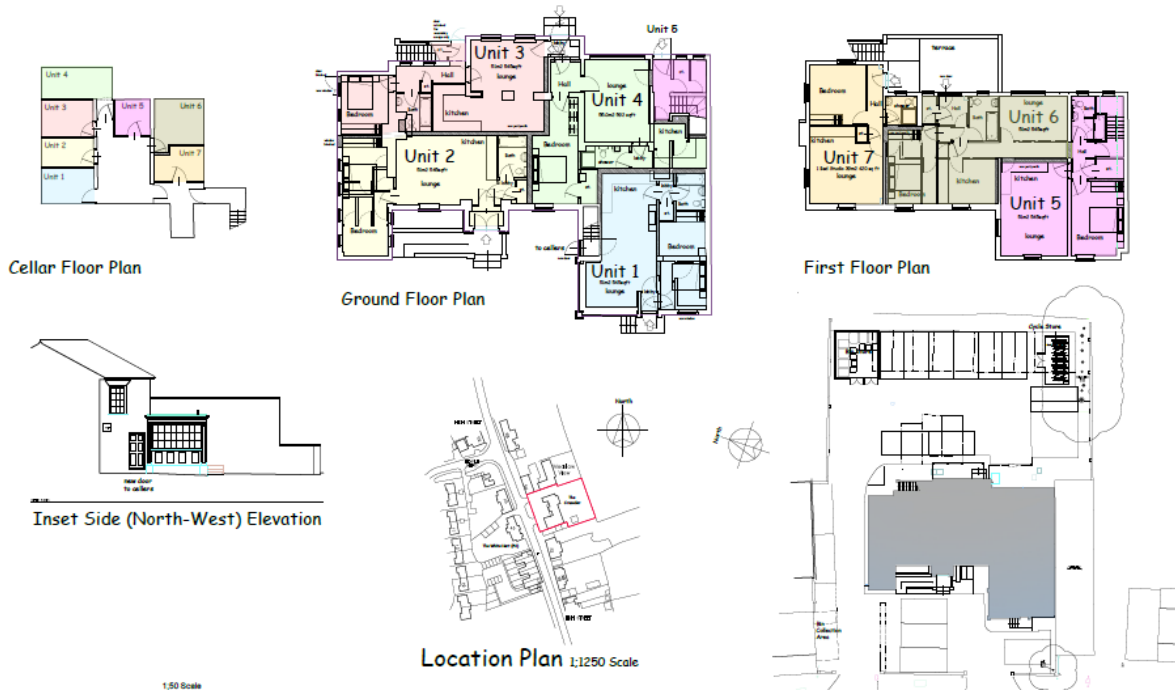
Tenure

The pub is being sold freehold with vacant possession upon completion.

Viewing and Further Information

The pub is closed and not trading at present. Prospective purchasers are requested to undertake external visit in the first instance. For further information please contact Panayiotis Themistocli on tel: 07973 856 232 or Email: panayiotis.themistocli@agg.uk.com.

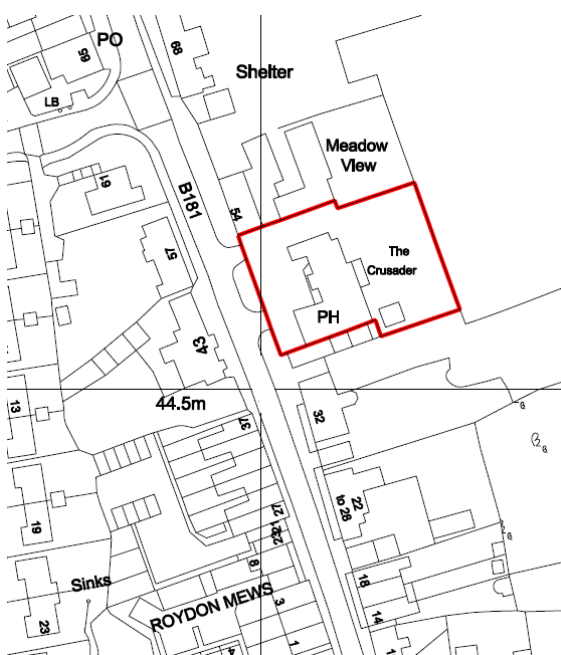
Approved Planning Drawings



Notes:
any discrepancies should be reported immediately
all dimensions should be checked on site prior to commencement of work
drawings based on information supplied by client and/or survey information provided by third parties etc.
these drawings are not to be used to indicate or guarantee the accuracy of the site for any particular purpose, or relied upon for determining suitability or value, or used as a substitute for any professional judgement or inspection.
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Notes:
when printing of plans
it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate drawing.
the scale bars on the plan measure accordingly
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A Hertford Planning Service
Description
Project The Crusader, 42 High Street
Region CM19 3EA
Drawing Proposal
Date 03/07/2024
Rev 1-1001

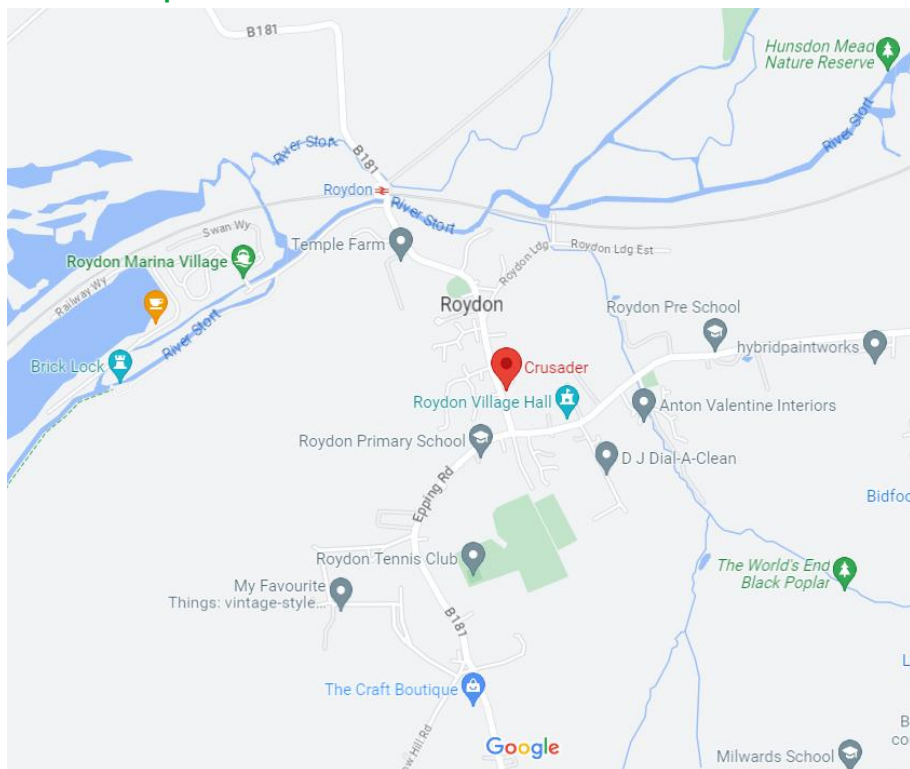
Not to scale - Provided for indicative purposes only.

Site Plan



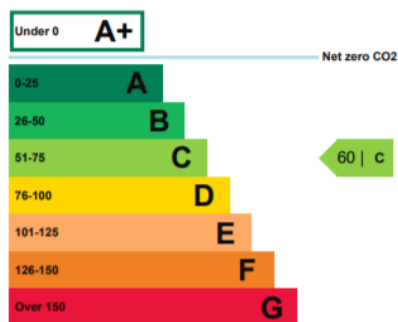
Not to scale - Provided for indicative purposes only.

Location Map



Source: Google Maps. Not to scale - Provided for indicative purposes only.

EPC



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 | B

If typical of the existing stock

89 | D