



Moor Hall, Romford Road, Averley
South Ockendon RM15 4UU



FOR SALE - Moor Hall, Romford Road, South Ockendon RM15 4UU



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This is a three storey Manor House, with extensive land and out buildings. Currently used as a wedding venue, the site boasts an extremely attractive plot. The property benefits from a private drive off Romford Road, with electric security gated access. Additionally, the site offers guest accommodation with three bedrooms and a mixed use industrial unit for both office space and storage and an amazing permanent wedding marquee.

- Attractive residential & commercial opportunity
- Excellent private grounds
- Extensive gardens
- A growing wedding business included



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Location

The property is located to the north of the village Avery, Essex, in a remote location of Romford Road. Aveley benefits from its own Primary School, Public Houses and shops. Ideally situated for access to London, Romford, Southend-on-Sea and the M25 and M11.

The nearest railway station is Rainham (Essex) which offers frequent services into London and beyond.

Description

Moor Hall occupies a spacious plot in a discrete location, with views across to Canary Wharf, London.

The property comprises a substantial detached three storey residential property measuring approximately 6715 sq ft, with 5 large bedrooms, 4 en suite spacious bathrooms including 2 Jack and Jill bathroom suites.

The property is impressive both in its exterior and interior with the property boasting excellent attention to detail in every room from exposed beams and vaulted ceiling to tall imposing ground floor double doors that invite you from one room to another.

The site totals approximately 2.5 acres and is accessed via Romford road along a shared access single road to the main electric gates of the property.

There is additional land to the rear and side of the site for overflow parking that measures approximately 1.8 acres and is currently occupied on a 10-year lease dated 2016 at £2,400 per annum paid yearly in advance.

Within the grounds there is a former hanger of circa 2,000 sq. ft that now comprises an office with showroom and display area leading to a storage space with double sliding access doors.

In addition to this family house the site is also home to a successful wedding venue business that can hold indoor and outdoor ceremonies and incorporates a large high point permanent marquee which is fully equipped with a bar, male, female and disabled toilets, a fully stocked and fitted commercial kitchen and an open plan seating area that can accommodate over 130 guests or 200 guests in the evening.

There is also a former swimming pool room now named La More Suite for indoor ceremonies which forms part of the main house. The pool can be reinstated.

The wedding suite and 'The Other Room' which is a converted former stable block now houses 2 delightful double bedroom accommodation rooms with en-suite bathrooms and vaulted ceilings.

Finally, The Shepherds Hut which is a completely modernised raised wooden hut complete with double bed, shower and dressing table.

Within the grounds there is an additional office space currently being refurbished alongside the already converted Stable Block accommodation that once finished will provide an open plan office with self-contained kitchen and wc facilities.

Surrounding all of the above are fully landscaped gardens with outdoor wedding space, established trees and seating areas and parking with overflow space available.

It truly is a serene and picturesque garden and outside space that befits the high-quality property sitting centrally within it.



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Guide Price

The property is being offered for sale freehold at £2,250,000.

Tenure

Freehold

Council Tax Band

The property has a council tax band of F equating to an annual charge of approximately £2,496.

Legal Costs

Each party to bear their own legal costs.

EPC

Energy Performance Rating being assessed.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agents.



Approximate Travel Distances



Locations

- M25 (J31) - 3 miles
- Central London - 19 miles
- M11 (J4) - 15 miles

Sat Nav Post Code

- RM15 4UU



Nearest station

- Rainham (Essex) - 4 miles



Nearest Airports

- London City Airport - 13 miles



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