



Land: Romford

**Guide Price
£380,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

A pleasant block of approximately 19.08 acres (7.72 hectares) of permanent grass pasture in an elevated location, with road access in the rural hamlet of Lambourne End within easy reach of the City.

The village of Abridge lies approximately 2km to the north, as the crow flies. Grange Hill Underground Station is 4km distant by road. Hainault County Park is close by as is Lambourne End Outward Bound Centre.

DETAILS

DESCRIPTION

This is a pleasant block of pasture land enjoying frontage to New Road and elevated views. The land is accessed from a private drive set back from the main road behind a mature hedge.

The land is permanent pasture / grassland that has been used for cattle and horse grazing, extending to approximately 19.08 acres (7.72 ha) with a few mature parkland trees.

The land is considered ideal for agricultural or equestrian grazing, or indeed

private countryside amenity uses.

SERVICES

Overhead electricity cables cross the land.

TOWN PLANNING

The Local Planning Authority is Epping Forest District Council.

The land is Metropolitan Green Belt.

Prospective purchasers must make their own inquiries in regard their intended use of the land.

DIRECTIONS

From the centre of Abridge head south from the Blue Boar Public House and turn left at the mini roundabout onto Hoe Lane. Proceed out of the village and up the hill. The land is located on the left approximately 200m after the junction with New Road.

ADDITIONAL LAND

An additional 50.4 acres of land is available by separate negotiation as outlined in attached plan. Please note that this is being marketed separately. Please contact Whirledge and Nott for further information.

[Lot 2: 50 acres](#)

LEGAL

TENURE

The land is offered freehold with possession available upon completion of the sale.

OVERAGE

The land is sold subject to a 25 year overage retaining to the Vendor 25% of any uplift in value arising from any development that permits domestic habitation. It is intended that the overage shall not prevent agricultural or equestrian use (except where that use enables domestic habitation)

SPORTING, MINERALS AND TIMBER

These are included insofar as they are owned.

COVENANTS, RIGHTS OF WAY AND EASEMENTS

The property is sold subject to or with the benefit of all covenants, wayleaves, easements, quasi easements or rights of way whether mentioned in these particulars or not.

NOTICE

In the context of the Property Misdescriptions Act 1991 it is hereby declared that none of the statements contained in these particulars as to this property are to be relied on as statements of fact. It is understood that any

prospective buyer will arrange for an independent survey. Photographs may be have been taken with a wide angled lens.

VIEWING

Strictly by appointment. Viewing of this property is entirely at the risk of the enquirer. neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

**Whirledge
&Nott**

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