



Land: Romford

**Guide Price
£595,000**

CHELMSFORD OFFICE

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

01245 231123

A pleasant block of approximately 50.4 acres (20.39 hec) of permanent grass pasture in an elevated location, with 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 private access rights at:

- New Farm Drive, Abridge
- Church Lane, Lambourne
- New Road, Lambourne End

horse grazing, extending to approximately 50.4 acres (20.39 ha). Within the land there is mixed deciduous woodlands available for sporting and firewood.

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. head east toward Stapleford Abbots turn right on New Farm Drive and follow the track to the end where the land is accessed via a five bar gate.

ADDITIONAL LAND

An additional 19.08 acres of land is available by separate negotiation as outlined in attached plan. Please note that this land is marketed separately. Please contact Whirledge and Nott for more information.

[Lot 1: 19.08 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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