



## Green Lane, Broxbourne, EN10 6RS

A commercial plot believed to be in the region of 0.4 of an acre. Currently tenanted on a month-by-month basis at a rental £5000.00 per calendar month. The property is located on a private road, semi-rural location and close to London outskirts, M25.

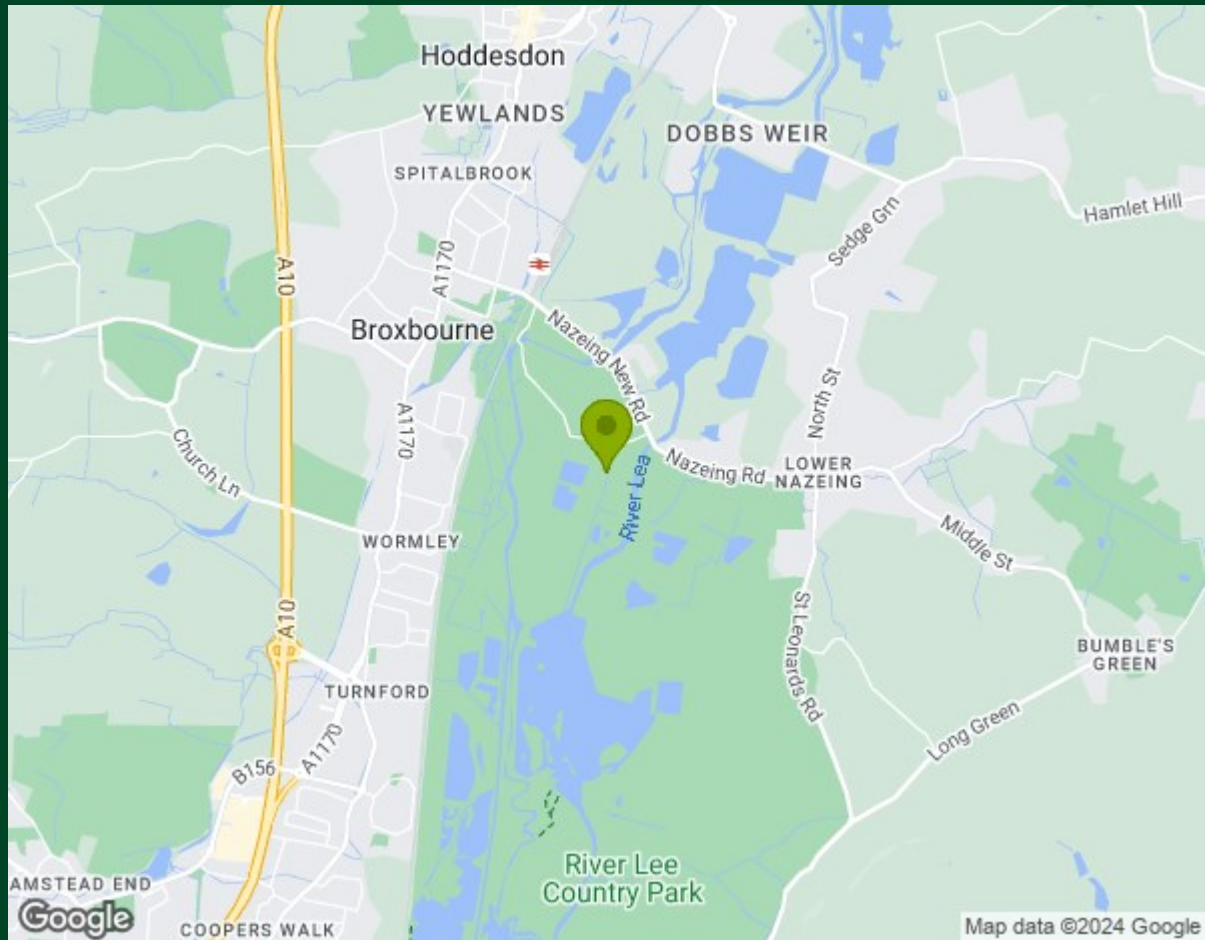
Planning application submitted to EFDC . To cover current usage/structures. Storage and Distribution.

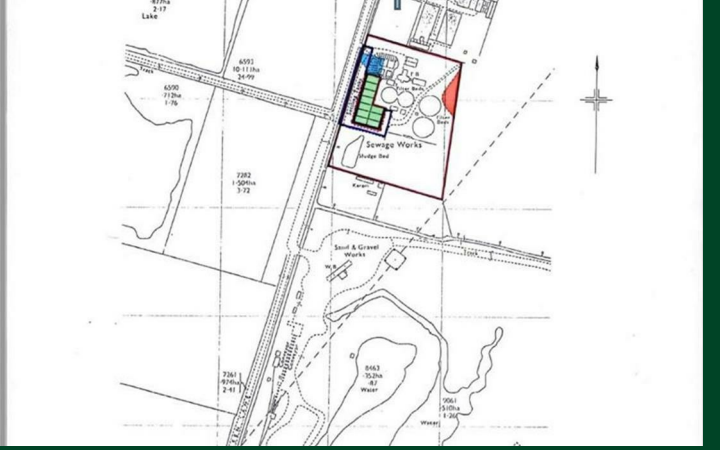
Site has been used as storage/distribution since the early 1980s

Site is within designated employment area.

**Price £800,000**

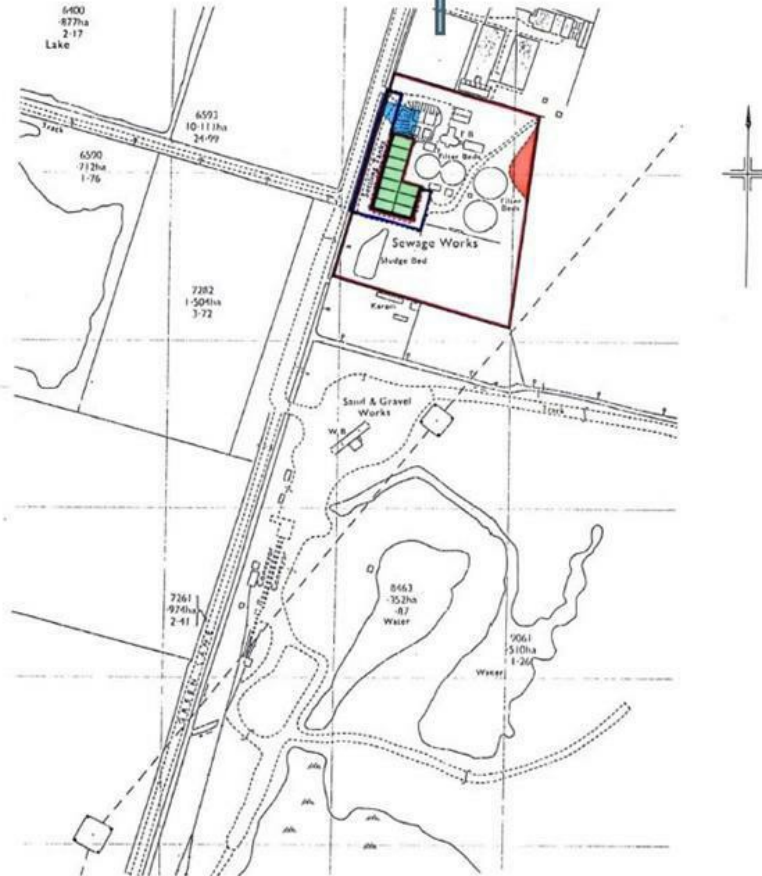
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H.M. LAND REGISTRY		TITLE NUMBER <b>EX566606</b>
ORDNANCE SURVEY PLAN REFERENCE	TL3705	Scale 1/2500
COUNTY ESSEX	DISTRICT EPPING FOREST	© Crown copyright

NOTE - THE LAND SHOWN IN GREEN HEREON IS NOT INCLUDED IN THIS TITLE



### Council Tax Details

Band Exempt

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC