



## Green Lane, Broxbourne, EN10 6RS

A commercial plot believed to be in the region of 0.4 of an acre. The property is located on a private road, semi-rural location and close to London outskirts, M25.

The site currently offers vacant possession

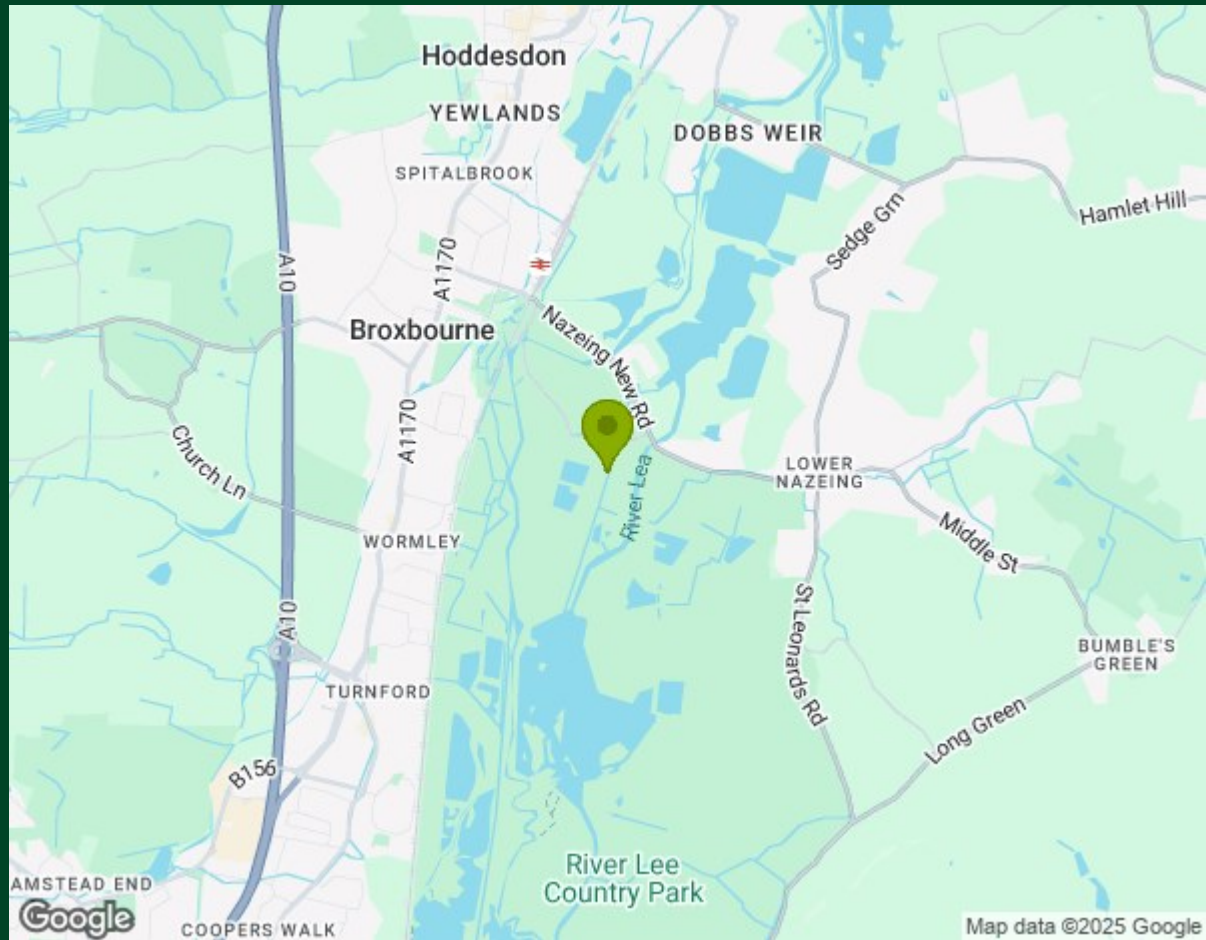
The site has formal planning permission-B8 use storage and distribution.

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

Site is within designated employment area.

**Price £800,000**

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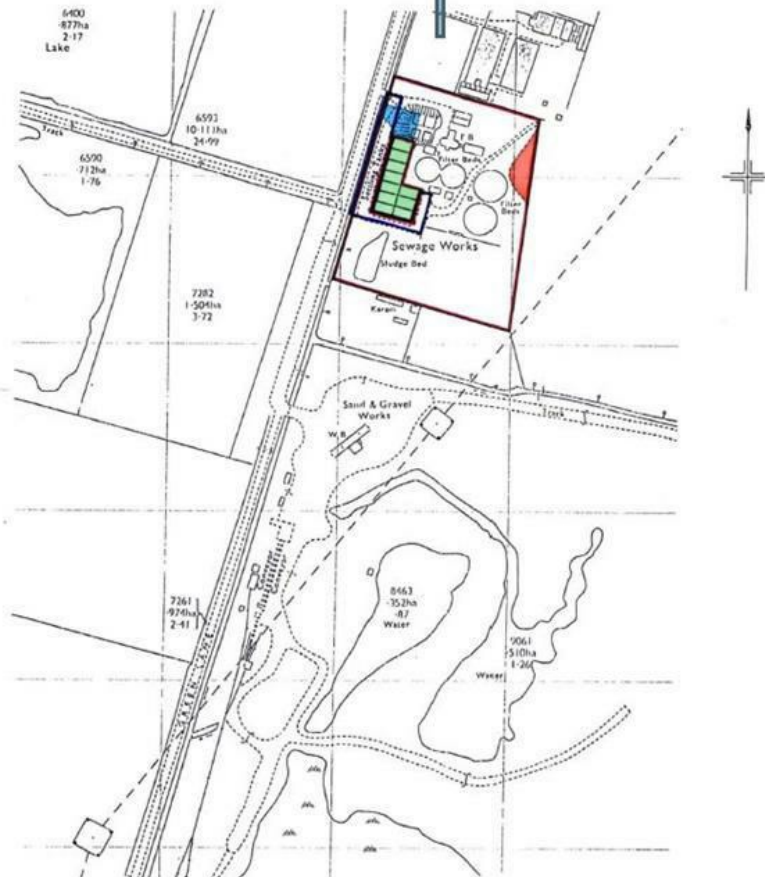






H.M. LAND REGISTRY		TITLE NUMBER
		EX566606
ORDNANCE SURVEY PLAN REFERENCE	TL3705	Scale 1/2500
COUNTY ESSEX	DISTRICT EPPING FOREST	© Crown copyright

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