



- 39 ACRE FREEHOLD TITLE
- LARGE DETACHED PROPERTY
- OUTBUILDINGS
- APPROX 15 MILES FROM CENTRE OF LONDON

## Avey Lane, Waltham Abbey, EN9 3QH

PRICE: £2,500,000 FREEHOLD

RARE OPPORTUNITY to purchase a substantial freehold title which incorporates 39 ACRES within which sits a large detached property with outbuildings. GENERATIONAL INVESTMENT with future hope for planning permissions.



## Property Description

**Rare opportunity to acquire a SUBSTANTIAL FREEHOLD PLOT EXTENDING TO 39 ACRES located just 15 miles from the centre of London (approx.).**

The site is set in an accessible location close to the M25 intersection and equidistant of both Chingford and Waltham Abbey. Vehicle access points are granted to both the North and West of the site.

The property invites owners to generate income from the land as there are numerous outbuildings a commercial greenhouse and a sizeable established lake. Business enterprises would be subject to the usual planning consents.

The main property does require full refurbishment but presents as a sizeable 4/5 bedroom detached property with sauna room expanding to approx. 300 sq meters. Within this property boundary there are approx. two acres of formal gardens which lead directly on to the remainder of the site.

Whilst we understand there is no immediate potential for planning this would make an excellent generational investment with hope for future planning opportunities.





**DETACHED BUNGALOW**

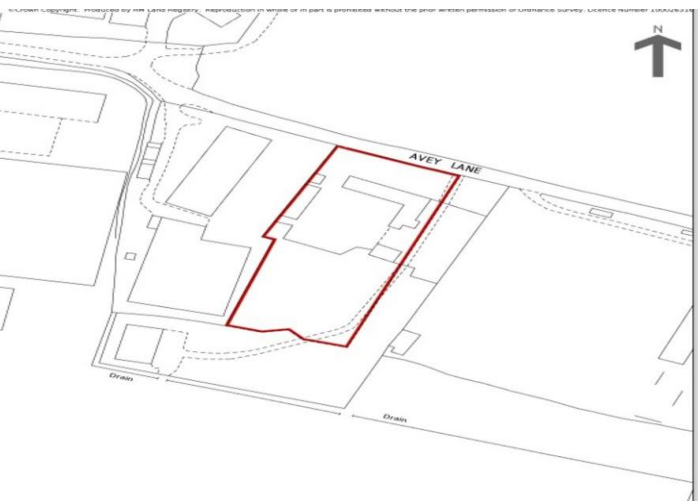
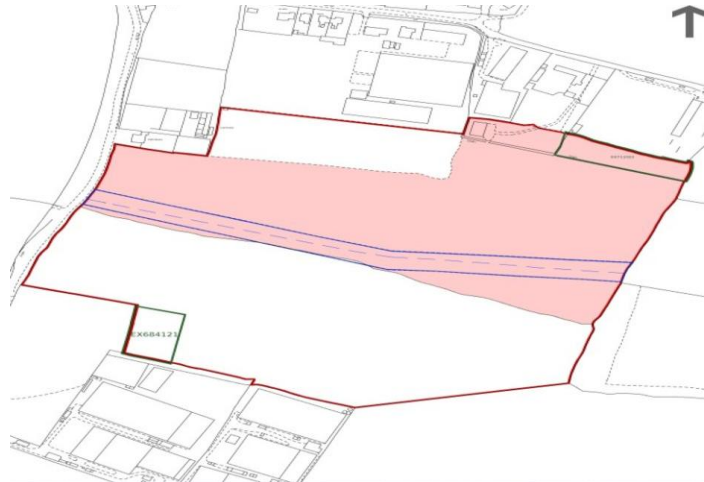
4/5 bedrooms, three reception rooms, three bathrooms, sauna room

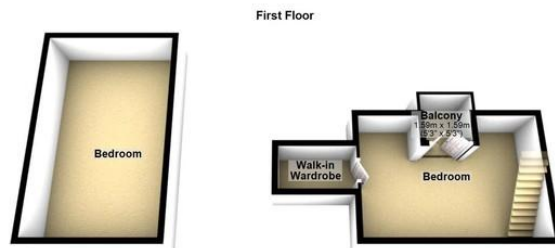
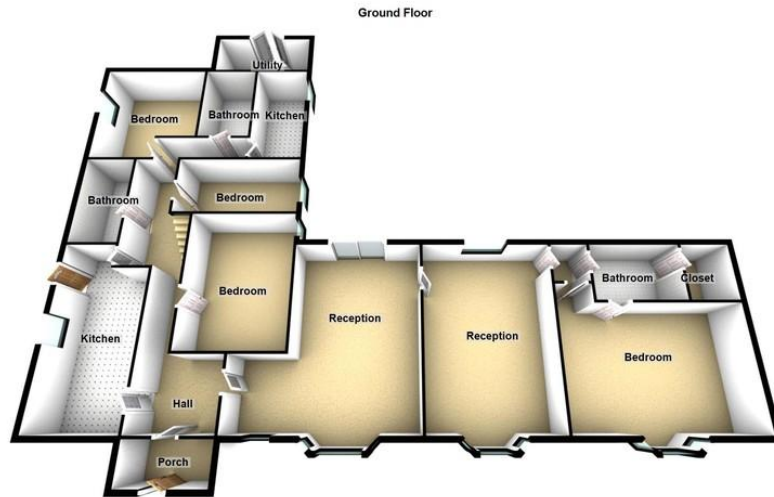
**DETACHED DOUBLE GARAGE**

**COMMERCIAL GREENHOUSE**

**GROUNDS**

Land extends to approx. 39 acres





EPC TO FOLLOW

25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements