



- 0.99 ACRE PLOT FOR REDEVELOPMENT
- MIXED RESI AND COMMERCIAL USAGE
- DETACHED HO USE
- DRILL HALL ON SITE

Cadet Centre , Station Road, Waltham Abbey, EN9 1AA

PRICE: Offers Invited £695,000 FREEHOLD

POTENTIAL DEVELOPMENT SITE WITH ARCHITECT DRAWINGS AVAILABLE (Subject to usual PP) Mixed residential and commercial use . Plot size approx. 3000 sq ft high street location. In brief comprises: Three bedroom detached property and rear double storey drill hall which are connected by a single storey extension. Approx 85% site coverage with majority being double storey.



Property Description

DEVELOPMENT OPPORTUNITY suitable for residential, commercial or mixed use development. Ideally located 500m from Waltham Cross BR Station and equidistant from Waltham Abbey/Waltham Cross town centres.

Large High Street plot measuring approx. 3000 sq ft.

Current buildings comprises of a detached Victorian property measuring approx. 1370 sq ft and currently offers three double bedrooms, two reception rooms, ground floor and first floor bathrooms.

Single storey dwelling measuring approx. 700 sq ft. We understand this is informally presented as a two bedroom property.

Rear drill hall approx. 1100 sq feet - double storey.

Historically the vendor had plans drawn up for potential development of the properties and those are available for inspection by request.

DETACHED HOUSE

ENTRANCE HALL

RECEPTION ONE

14' 0" x 11' 7" (4.27m x 3.53m)

RECEPTION TWO

14' 0" x 11' 0" (4.27m x 3.35m)

KITCHEN

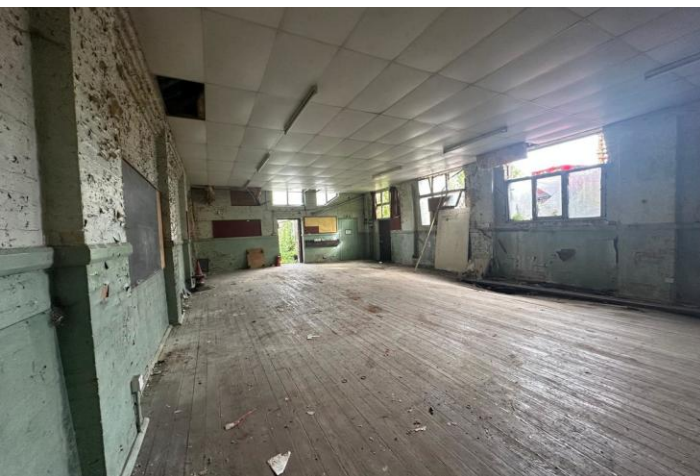
13' 2" x 9' 8" (4.01m x 2.95m)

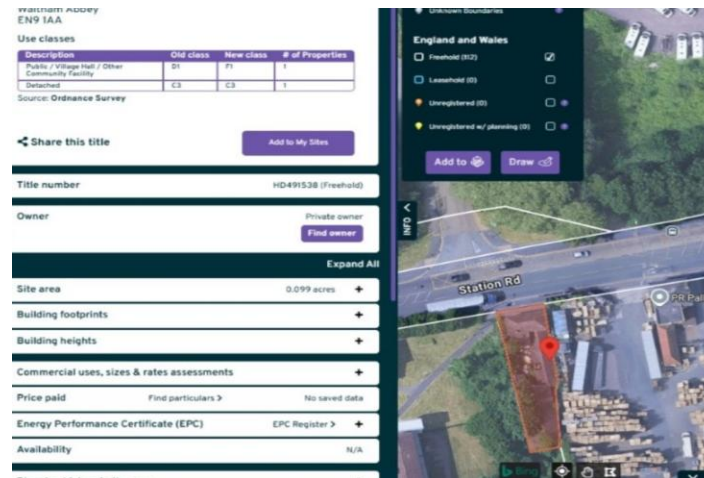
UTILITY SPACE

7' 9" x 2' 4" (2.36m x 0.71m)

GROUND FLOOR SHOWER ROOM

7' 9" x 3' 8" (2.36m x 1.12m)





FIRST FLOOR

BEDROOM ONE

13' 9" x 11' 0" (4.19m x 3.35m)

BEDROOM TWO

13' 9" x 11' 4" (4.19m x 3.45m) Reduces to 8'9"

BEDROOM THREE

13' 5" x 9' 8" (4.09m x 2.95m)

BATHROOM

8' 0" x 5' 4" (2.44m x 1.63m)

GROUND FLOOR TWO BEDROM FLAT

ENTRANCE HALL

33' 0" x 3' 3" (10.06m x 0.99m)

SHOWER ROOM

8' 4" x 2' 4" (2.54m x 0.71m)

ROOM ONE

15' 6" x 10' 5" (4.72m x 3.18m)

ROOM TWO

13' 9" x 10' 4" (4.19m x 3.15m)

ROOM THREE

13' 9" x 6' 6" (4.19m x 1.98m) Interconnecting with room two

DRILL HALL

MAIN HALL

42' 0" x 24' 2" (12.8m x 7.37m)

REAR OFFICE 1

9' 9" x 7' 6" (2.97m x 2.29m)

REAR OFFICE 2

9' 0" x 6' 0" (2.74m x 1.83m)

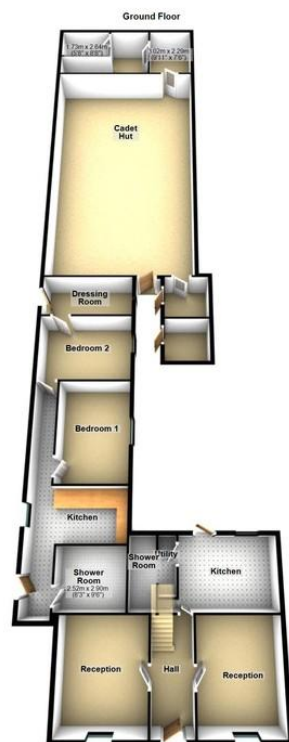
KITCHEN

13' 9" x 7' 8" (4.19m x 2.34m)

TENURE

Freehold Title





SERVICES

Mains Gas

Mains Electricity

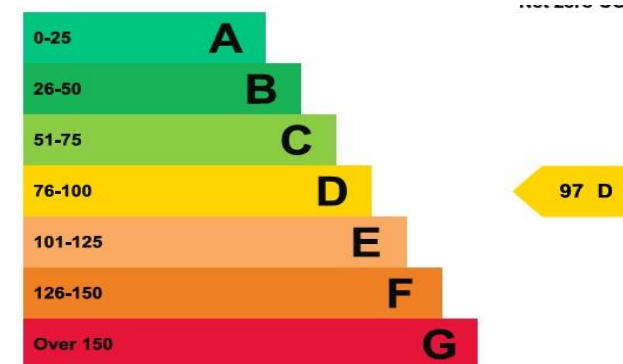
Mains Water

POINTS TO NOTE

Due to the complexity of the title interested parties must make their own enquiries with regard to potential development for the site.

Our floor plan can not be relied upon for accuracy

CURRENT RATING NOTED AS F1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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