



0 Bed
Not specified
located in Colney Heath



Coursers Road
Colney Heath
AL4 0PB



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Offers In The Region Of
£850 000

A rare and unique opportunity to purchase a significant private estate within 18 miles of central London's Marble Arch.

A total of 45.3 Acres is available with excellent access and parking. The property offers extensive opportunities for development subject to planning permission.

A rare and unique opportunity to purchase a significant private estate within 18 miles of central London's Marble Arch. A total of 45.3 Acres is available with excellent access and parking. Having been used as a film location, the property offers extensive opportunities for development subject to planning permission.

Located less than 2 minutes' drive from the M25 and 10 minutes' from the A1 the property comprises a very pleasing combination of woodland with mixed broadleaves and conifers and two paddocks. The property benefits from the River Colne which is both bridged and forded and runs through the middle of the property.

Mains water and welfare facilities have been installed and covered areas for the processing of timber and storage of equipment are also in place.

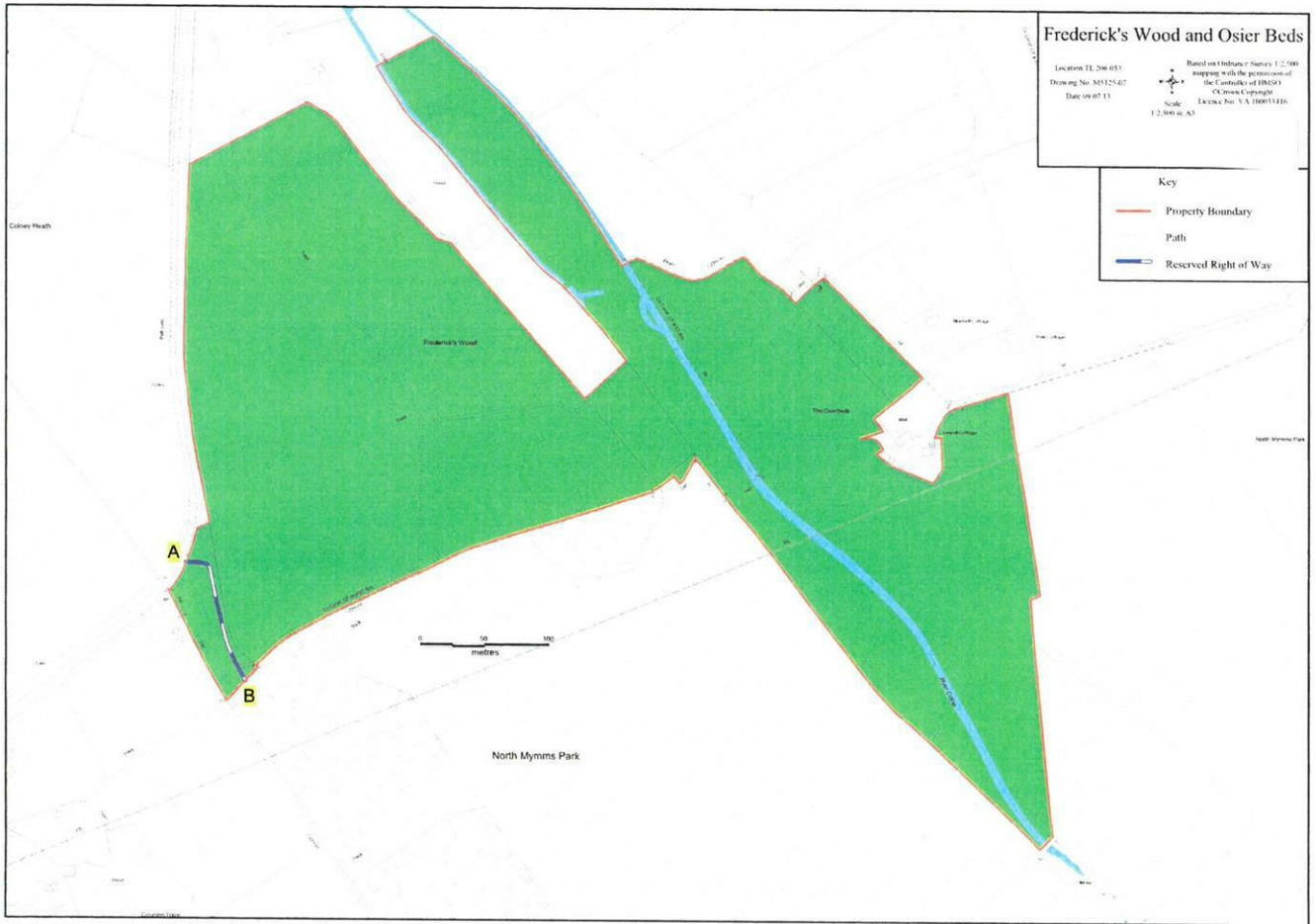
Extensive improvement to the vehicular access and management of the woodland has taken place over the last seven years including the formation of a new entrance, thinning and felling of trees, formation of tracks and rides and upgrading of land drainage. The result is the improvement in overall accessibility and usage of all areas of the property and a reduction in required maintenance.


The property benefits from a current thinning and felling license and is offered with no covenants, TPO's access restrictions or public footpaths and all sporting rights are included. All existing facilities, plant, equipment, vehicles and a large stock of cut and seasoned timber are currently included in the sale.

Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.





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

DIRECTIONS

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