



# Land Opposite St Albans Church, Coopersale Common Coopersale



## FREE MARKET APPRAISAL

We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

## FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS  
ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



5a Simon Campion Court,  
232-234 High Street, Epping,  
Essex, CM16 4AU  
Tel: 01992 563090  
Email: [enquiries@stevenette.com](mailto:enquiries@stevenette.com)



Whilst every care has been taken in the preparation of these sales particulars they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



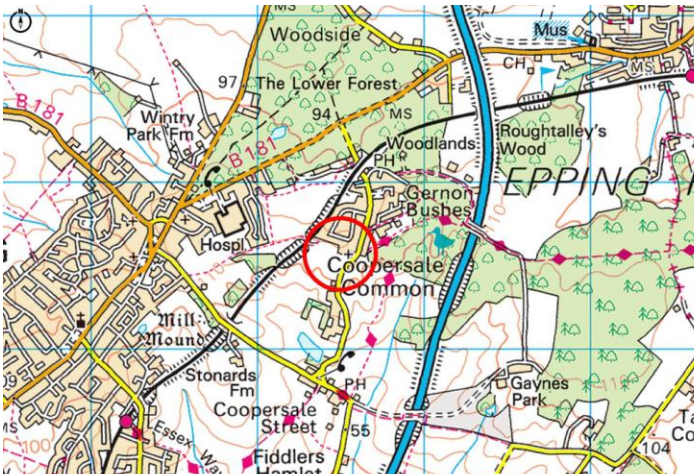
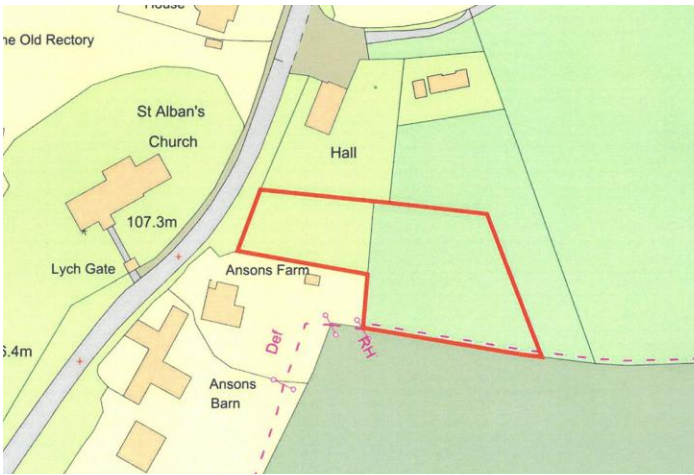
# Land Opposite St Albans Church, Coopersale Common Coopersale, CM16 7QT

FOR SALE BY INFORMAL TENDER

Cclosing date for offers Tuesday 21st October 2025 at 12 o'clock noon.

An interesting parcel of greenbelt woodland on the southern edge of the village, opposite the Church and extending to approximately 0.46 acres. The land, which slopes down into and borders the the attractive wooded valley to the East, has frontage of approximately 17m/56ft to the main village street and maximum depth approximately 80m/260ft.

Sale by Informal Tender - Guide Price £75,000



## SERVICES

No services are understood to be connected to the site.

## TREE PRESERVATION ORDERS

No Tree Preservation Orders are understood to apply to the site though interested parties must make their own investigations in this regard.

## METHOD OF SALE

The property is being sold by way of Informal Tender. Please note the following conditions:

1. All offers should be provided to our office (5a Simon Campion Court, 232-234 High Street, Epping CM16 4AU) in a sealed envelope labelled "Tender - Land opposite the Church, Coopersale".
2. All offers should be submitted in writing and received at this office by 12 o'clock noon on Tuesday 21 October 2025.
3. All offers must be made on behalf of a named purchaser with full address provided
4. All offers should be stated in sterling and we recommend that they should be made for an uneven sum (to avoid identical bids)
5. All offers must be for a fixed sum. Our Client will not entertain any escalating bids or an offer that depends on an amount of another offer.
6. Any condition applicable to the offer must be noted.
7. Details of the funding of the purchase (which will need to be verified before a sale is agreed). Any information on funding provided at this stage is invited to support a bid.
8. Details of the solicitors who will act upon your behalf.
9. Details of your proposed timescales of purchase.
10. All offers will be submitted to our Client and we will look to notify you as soon as possible
11. Our Client is not bound to accept the highest nor any offer.
12. Our client reserves the right to withdraw the property before the Tender Date.