



Shepherds
Property Sales & Lettings



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Hamlet Hill | Roydon | CM19 5JZ | Offers In The Region Of £1,000,000



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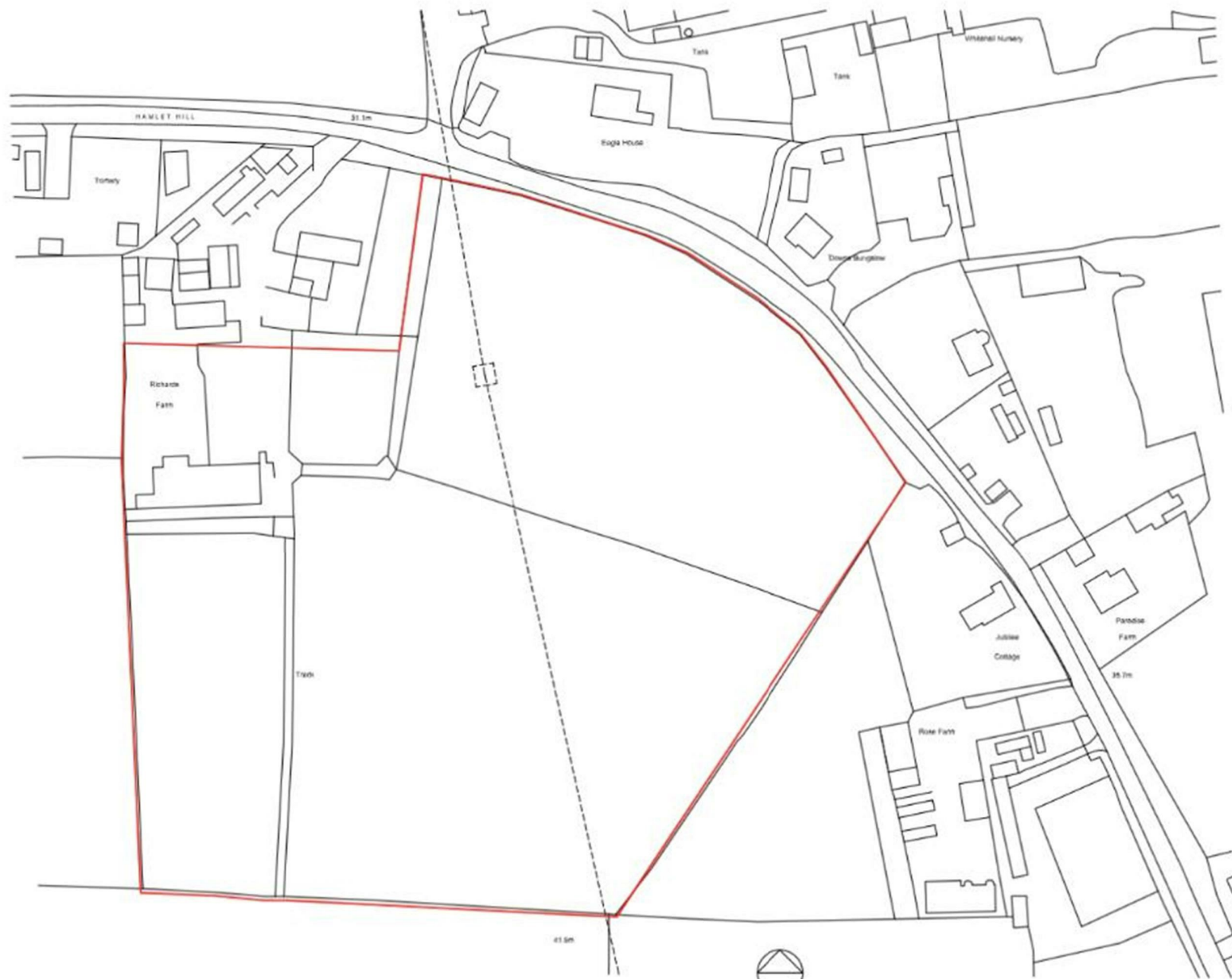
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Location Plan 1:1250 @ A3

Richards Farm
Hamlet Hill, Roydon
Harlow
Essex CM19 5JZ

Hamlet Hill | Roydon | CM19 5JZ

An Equestrian Facility that includes 8.34 Acres of land, 20 Loose Boxed, Covered Grooming /Tack Area and a large open bayed modern barn. The property has its own driveway with a menage and post and rail fencing. The property has a large concrete hard standing area.

Roydon Hamlet is on the Hertfordshire /Essex border and has access to Lea Valley Regional Park.

- Equestrian Usage
- 8.56 Acres
- Open Bay Barn
- Large Concrete Hard Standing
- Menage
- 9 Indoor Loose Boxes
- 11 Out Door Loose Boxes
- Post & Rail Fencing



Gated Driveway

Menage

Large Hard Standing

Open Bay Modern Barn

41' x 41'

Covered Stable Block

99' x 25'4

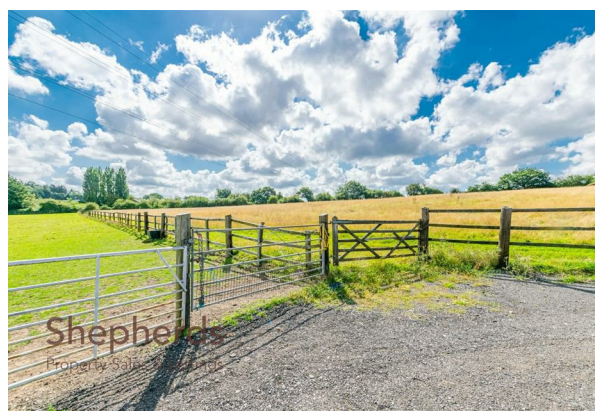
Grooming Area

9 Loose Boxes

11 External Loose Boxes

117' x 11'7

Total Plot 8.5 Acres



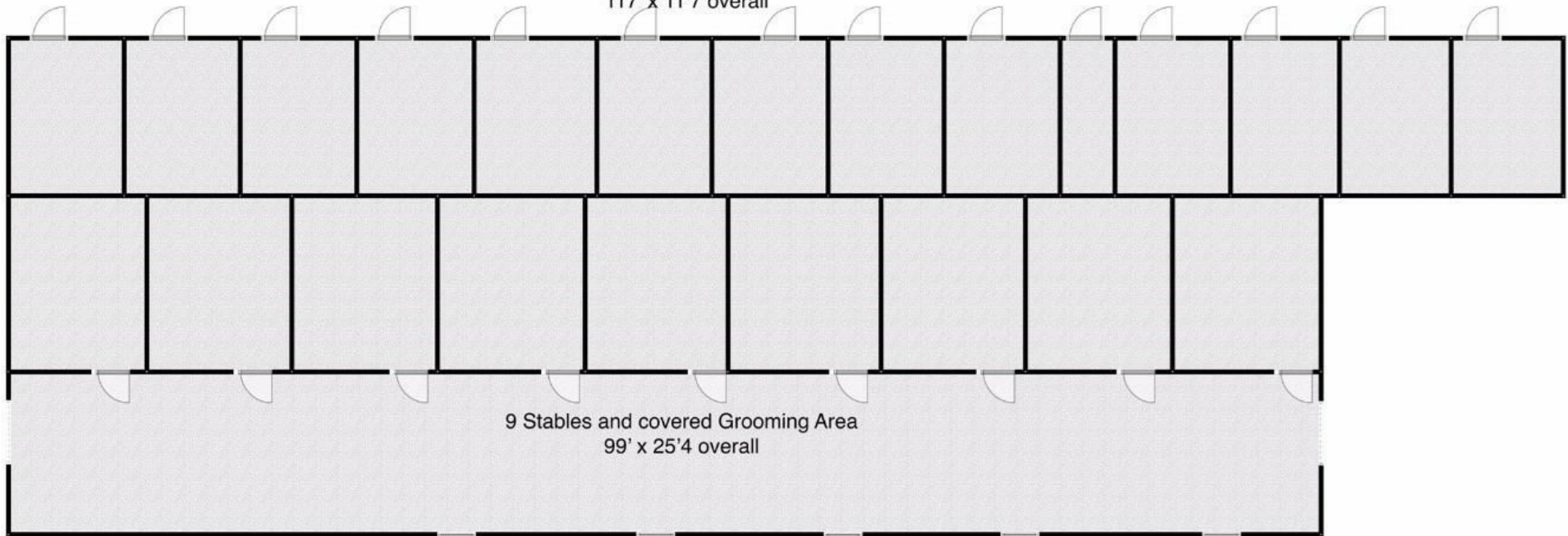
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure : Freehold
Council: Epping Forest Council
Tax Band:



11 Outside Loose Boxes
117' x 11'7" overall



Barn and Stables
Hamlet Hill
Roydon Hamlet



Open Fronted
Barn
41' x 41'
(40'9" max apex height
Reducing to 15'8")



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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

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FINE & COUNTRY

