



## Mott Street, Waltham Abbey, London, E4 7RW

### £850,000 Freehold



This freehold site is a former horticultural site of approximately 0.49ha ( 1.23 acre ) in size.  
Nursery buildings and glasshouses were first erected on the site in 1943, with further planning approvals for glasshouses in 1956 and 1961. The former boiler house was erected in 1966.

Previously used for the cultivation of lettuce, the Nursery was not trading when the current owners acquired the site in 2000.  
The owners diversified into using the site for a landscape maintenance contract business with corporate flower displays.  
Earlier this year (2026) a Certificate of Lawfulness was granted to confirm that the following uses at the site were lawful;

1. Landscape Maintenance contract business with corporate flower displays including plant storage (B8)
2. Small shop area within glasshouse for sale of plants to retail customers to the nursery. (Plants purchased for re-sale) (E)
3. Storage of equipment for Landscape Business (B8)
4. Barn to north of greenhouse largely used for storage of equipment used for the contract business (B8).

The administrative authority is Epping Forest District Council and the site lies wholly within the Green Belt and within the 0km-3km radius of the Epping Forest Special Area of Conservation. (EFSAC)

Current uses include Class B8 and Class E.

Council Tax:



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| 100-90% A                                   |         |           | 100-90% A                                                       |         |           |
| 89-80% B                                    |         |           | 89-80% B                                                        |         |           |
| 80-65% C                                    |         |           | 80-65% C                                                        |         |           |
| 64-45% D                                    |         |           | 64-45% D                                                        |         |           |
| 44-25% E                                    |         |           | 44-25% E                                                        |         |           |
| 24-10% F                                    |         |           | 24-10% F                                                        |         |           |
| 0-10% G                                     |         |           | 0-20% G                                                         |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2026.



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