

FINANCIAL SERVICES

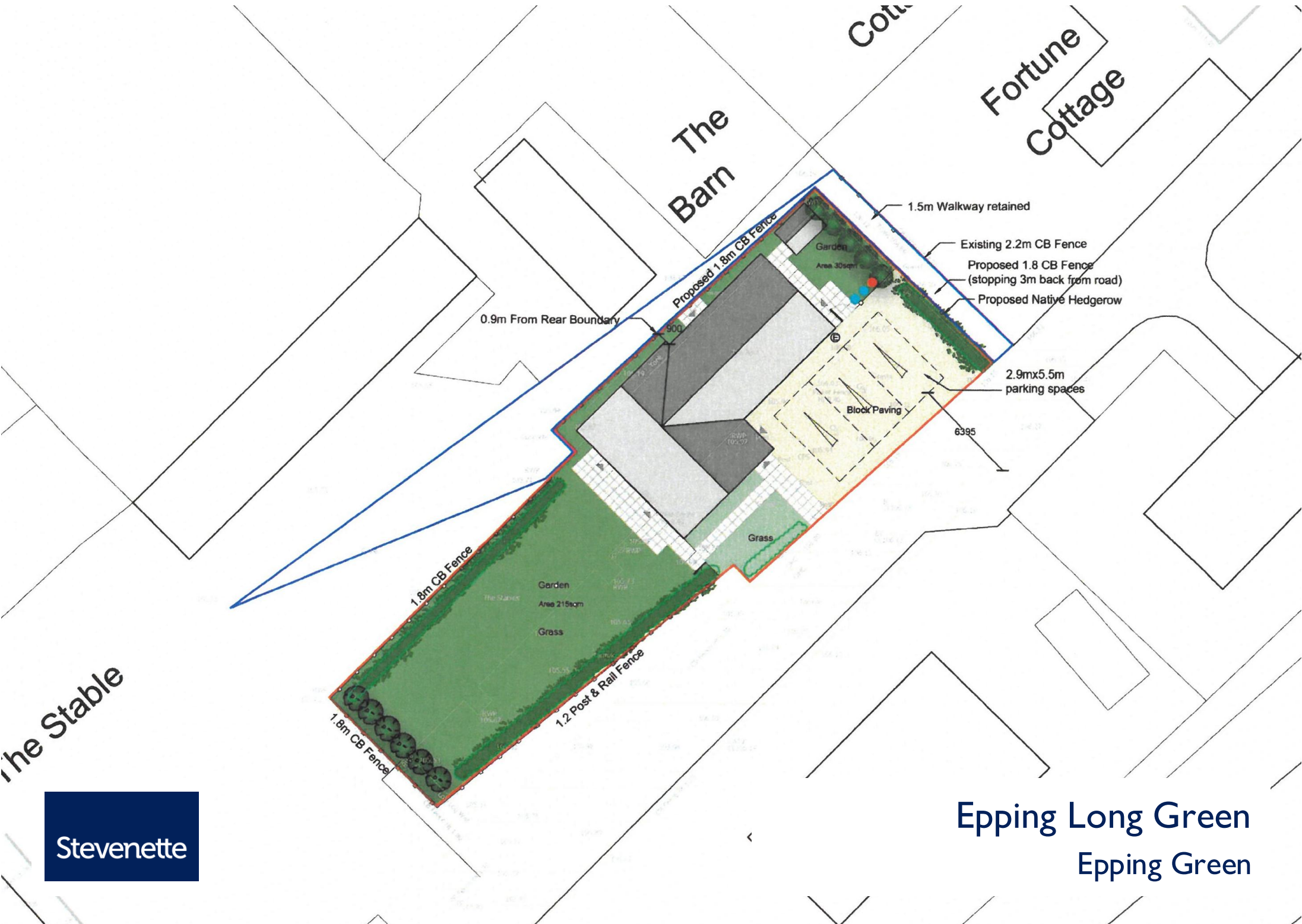
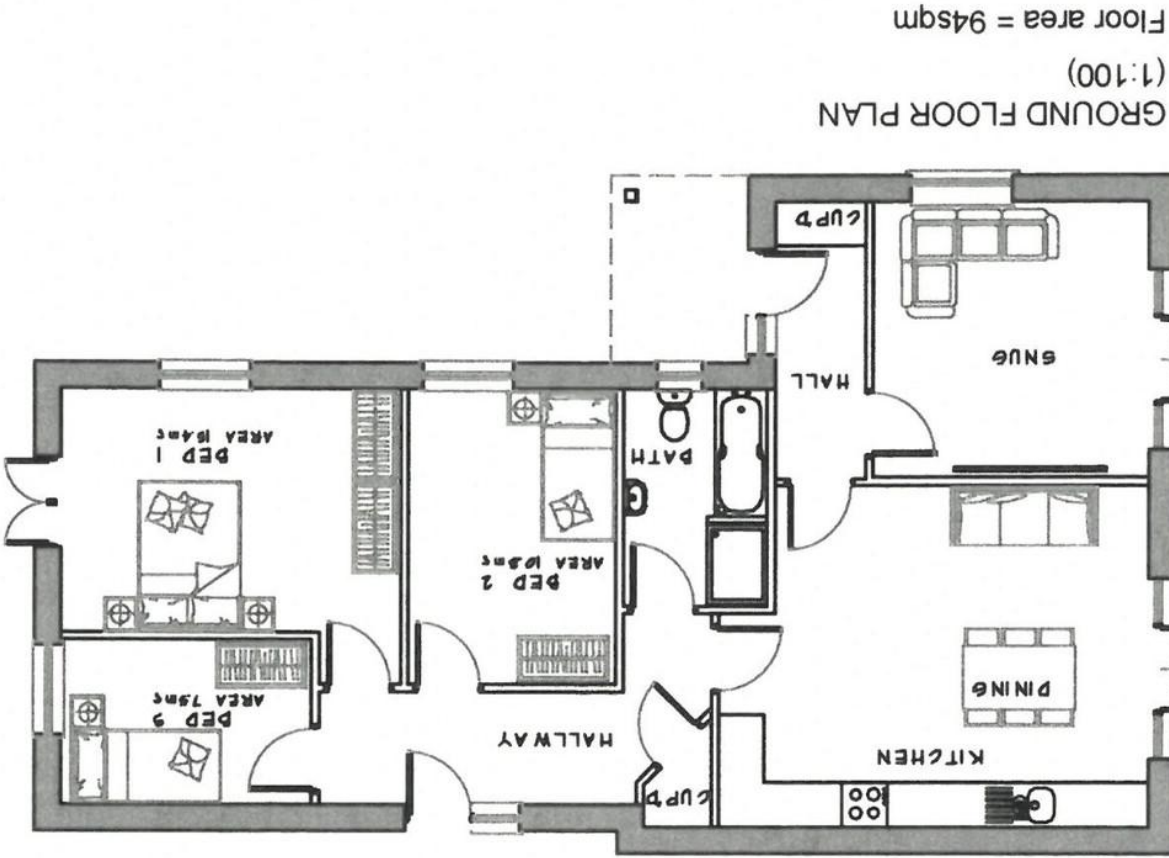
If you require a mortgage to purchase this or any other property we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

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

FREE MARKET APPRAISAL

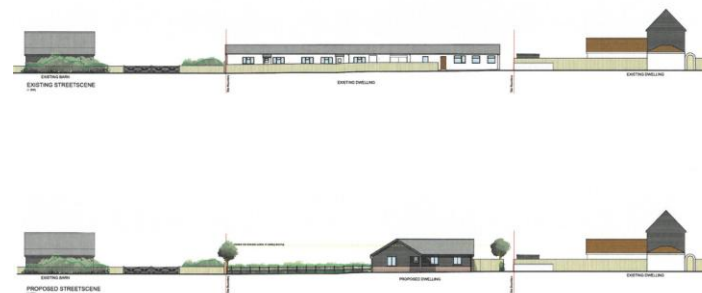
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.



Epping Green, CM16 6QN

Standing in a quiet private country lane on the edge of this conveniently placed village, this BUILDING PLOT has planning permission for the development of a detached 3-bedroom bungalow (approx. gross internal area 962 sqft/89.4sqm). Currently hosting a former stable block that has been converted to create home office and annexing along with its parking, the plot extends to approx. 0.13 acre with a frontage of 130ft/40 metres or so.

- Guide Price £225,000 to £250,000**



TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

ACCESS

The plot is positioned along a privately-owned lane and we understand that a prescriptive right-of-way exists along this. The lane runs along the edge of Epping Long Green - a strip of common land with excellent bridleways out into the rolling countryside that surrounds the village.

LOCATION

Epping Green is a small village positioned approximately 4 miles from the market town of Epping which has a vibrant and varied High Street with many shops, eateries, other amenities and a Central Line Station giving access to the City and West End within approximately 45 minutes. The village is a similar distance from the centre of Harlow where there is a broader range of stores and other amenities.

PLANNING PERMISSION

Under permission EPF/I 290/26, planning permission has been granted by Epping Forest District Council for "Demolition of Existing Buildings and Hardstanding and Construction of New Dwelling with Associated Parking and Landscaping".

SERVICES

Mains electricity, water and drainage services are understood to be connected. No services or installations have been tested.

