



HUNTERS®
HERE TO GET *you* THERE

Church Lane, Broxbourne | Guide Price £500,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

AN EXCITING OPPORTUNITY TO ACQUIRE APPROXIMATELY 5.8 ACRES OF LAND IN TURNFORD, BROXBOURNE, HERTFORDSHIRE, WITH GATED ACCESS VIA CHURCH ROAD.

DETAILS:

The Strategic land offers a substantial and versatile area of land in an accessible location, providing an excellent opportunity for a variety of potential uses , subject to any necessary planning permissions and consents. Extending to approximately 5 . 8 a c res , the l and offer s considerable space and s cope for purchaser s looking for a sizeable parcel within the Broxbourne area . Its location combines convenient access to the local road network with the more open character associated with the surrounding land.

Pre-auction sales are invited. The land is sold on an unconditional basis, purchasers considering alternative uses or even development are deemed to rely upon their own enquiries. Every care has been taken with the preparation of these

Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation.

AGENTS NOTE:

These details are prepared as a general guide only, and should not be relied upon as a bas is to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor , solicitor or other professionals before committing themselves to any expenditure or other legal commitments . This sale includes overage restrictions - full information is within the title and legal pack. All dimensions /measurements are approximate

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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