

FREE MARKET APPRAISAL

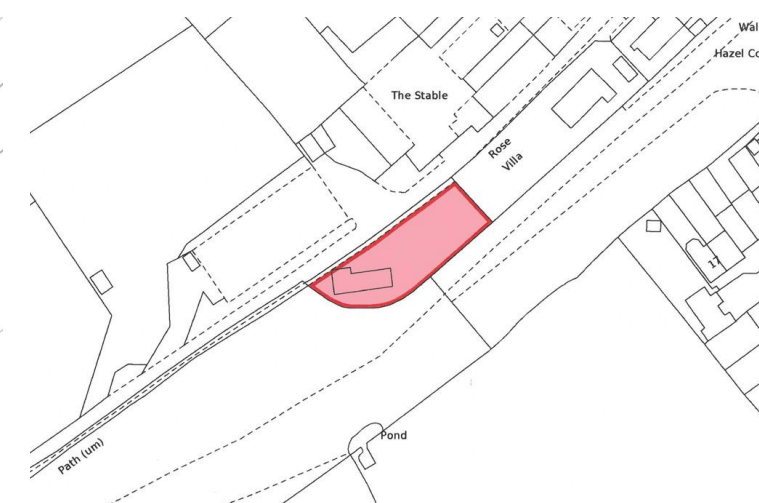
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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 Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU
 Tel: 01992 563090
 Email: enquiries@stevenette.com

@StevenetteandCoLLP

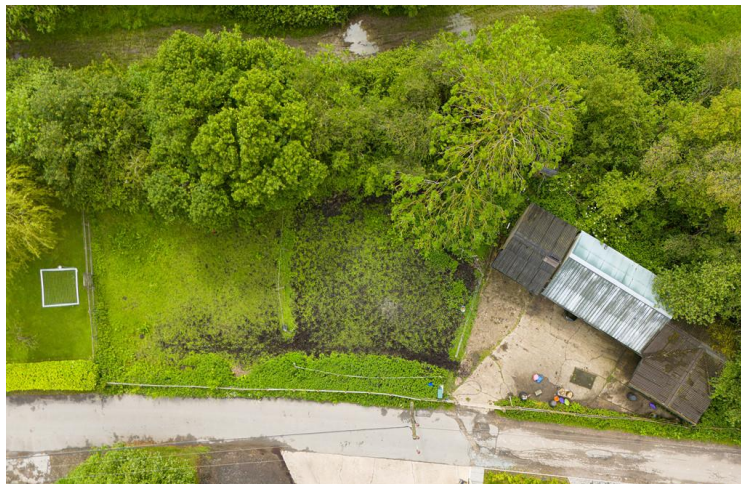
@StevenetteandCo



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.



**Epping Long Green
 Epping Green, CM16 6QN
 Offers in excess of £225,000**



PADDOCKS

Directly opposite the plot are approximately 4 acres of fenced paddocks which may be available by separate negotiation - guide price £200,000stc. These paddocks have their own water and electricity supplies and, under permission EPF/2878/17 planning permission was granted for the erection of a free-standing block of stables and manure store (the manure store has been subsequently implemented).

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).

METHOD OF SALE

Best and final offers are to be received by 1.00pm on Friday 10th January 2025.

Please contact our office for further information if required.



- Building Plot
- Approx 0.2 Acres
- Detached Bungalow Design
- Peaceful Location
- Further approx. 4 Acres Paddocks by separate negotiation

Viewing is available strictly by appointment with Stevenette and Company LLP
01992 563090

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 2-bedroom bungalow (approx. 876sqft/81.5sqm). Currently hosting a stable block and turn-out area, the plot extends to approx. 1/5th of an acre and there is a further paddock extending to approximately 4 ACRES available by separate negotiation.

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 also just a few miles from Harlow where there is a broader range of stores and other amenities.

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.

PLANNING PERMISSION

Under permission EPF/0924/23, planning permission has been granted by Epping Forest District Council for "Demolition of existing stables and hardstanding, construction of detached bungalow, alterations to vehicular access, provision of parking and Landscaping."

SERVICES

Mains water and electricity are understood to be connected to the site.

