



Threshers Bush, Harlow, CM17

BUTLER & STAG



A rare opportunity to acquire an attractive parcel of freehold agricultural land extending to approximately 2.8 acres (subject to land survey), delightfully positioned in the peaceful hamlet of Threshers Bush, just outside Harlow.



Freehold

- Approximately 2.8 acres (Subject To Land Survey)
- Currently Forms Part Of Holts Farm
- Development Potential (Subject To Planning Permission)
- Located In Threshers Bush, Harlow
- Grade 2 Agricultural Land
- Suitable For A Range Of Uses
- Rare Freehold Opportunity
- Established Access Off Threshers Bush

The land currently forms part of Holts Farm and benefits from established access directly off Threshers Bush, providing ease of entry for vehicles and machinery.

This versatile parcel offers excellent potential for a variety of uses, including continued agricultural use, equestrian or smallholding purposes, or other amenity and leisure activities (subject to the necessary consents).

In addition, the site may present future development potential, subject to planning permission, making it an attractive prospect for investors or those seeking land with long-term possibilities.

Threshers Bush is a charming rural hamlet surrounded by open countryside, offering a tranquil yet highly accessible setting. The nearby town of Harlow provides a comprehensive range of amenities, including shops, supermarkets, leisure facilities, and schools. Excellent transport links are close at hand, with Harlow Town and Harlow Mill railway stations offering regular services to London Liverpool Street, and easy access to the M11 (Junction 7) and A414 providing routes towards Bishop's Stortford, Chelmsford, and London Stansted Airport.





IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



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