



Bournebridge Lane, Romford, RM4

BUTLER & STAG



Nestled within the peaceful and picturesque village of Stapleford Abbots, this attractive parcel of land is accessed via the quiet rural stretch of Bournebridge Lane, a charming country route that gently connects through to Lambourne End.



Freehold

- Approx. 0.9 acres (Subject to Land Survey)
- Quiet rural position on Bournebridge Lane
- Natural screening offering privacy and seclusion
- Peaceful countryside setting in Stapleford Abbots
- Open grassland with established woodland boundary
- Excellent access to M25, M11 & A12 (approx. 10 mins)

The surrounding landscape is defined by open farmland, mature trees and an unspoilt Essex countryside setting, creating a strong sense of seclusion and tranquillity rarely found within such easy reach of London.

Despite its idyllic rural position, the property remains highly accessible, with the sought-after village of Theydon Bois approximately four miles away, offering Central Line services into the capital, while the M25, M11 and A12 are all reachable within around ten minutes, providing excellent connectivity.

Extending to approximately 0.9 acres (subject to survey), the site itself is predominantly level and laid out open grassland, presenting a versatile and visually appealing expanse of land. Along the eastern boundary, a small established woodland provides natural screening and enhances both privacy and character, contributing to the site's peaceful, enclosed feel.

The wider setting is quiet and scenic, with far-reaching views across the surrounding countryside and a distinctly rural ambience, making it a rare opportunity to secure land in a highly regarded and sought-after location. Nearby towns such as Ongar and Chigwell are within easy reach, offering a range of amenities while still preserving the sense of retreat that defines the immediate setting.

The land currently has no formal planning history; however, given recent activity and development within the surrounding area, there is considered to be potential for residential development, subject to the necessary consents being obtained. This presents an opportunity for purchasers to explore future possibilities in a location where demand for well-positioned countryside homes continues to grow.

Offers are invited from parties seeking to enter into an Option Agreement or a Subject to Planning arrangement.

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.

A large, dark blue silhouette of a stag's head with prominent antlers, positioned on the right side of the page.

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