

# *Land at Holts Farm*

Threshers Bush, Matching, Harlow, CM17 0NS

A proud member of:



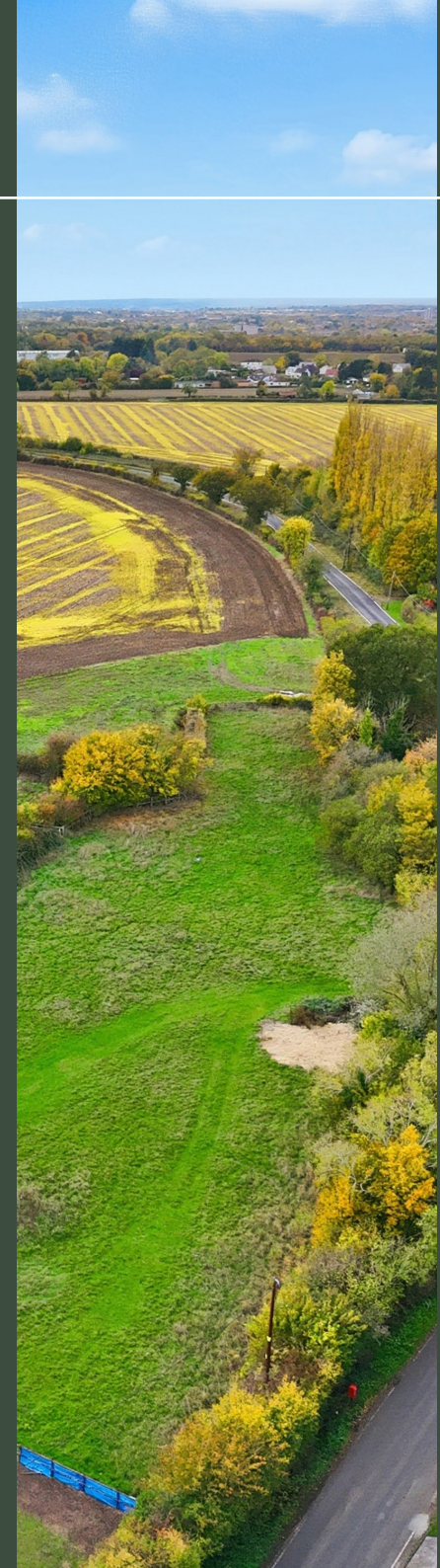
LAND & NEW HOMES  
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## *Introduction*

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# *A rare opportunity to acquire an attractive parcel of freehold agricultural land in Threshers Bush.*

A rare freehold parcel of land extending to approximately 2.8 acres in Threshers Bush, Harlow. Offering established access, versatile use potential, and possible development opportunities (STPP), this well-located site combines a peaceful rural setting with excellent links to Harlow, the M11, and London.





## *Overview*

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# *Executive Summary*

Approximately 2.8 Acres (subject to land survey)

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Grade 2 agricultural land

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Currently forms part of Holts Farm

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Suitable for a range of uses

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Development potential (subject to planning permission)

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Rare freehold opportunity

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Located in Threshers Bush, Harlow

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Established access off Threshers Bush

Location


*This versatile parcel offers excellent potential for a variety of uses.*

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.

Connectivity

*Harlow Mill  
Train Station*



Harlow Town	3 minutes
Roydon	7 minutes
Broxbourne	11 minutes
Stansted Airport	23 minutes
Tottenham Hale	24 minutes
Liverpool Street	39 minutes
Cambridge	47 minutes



*Status*

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# *Planning*

Suitable for continued agricultural use

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Potential for equestrian or smallholding purposes

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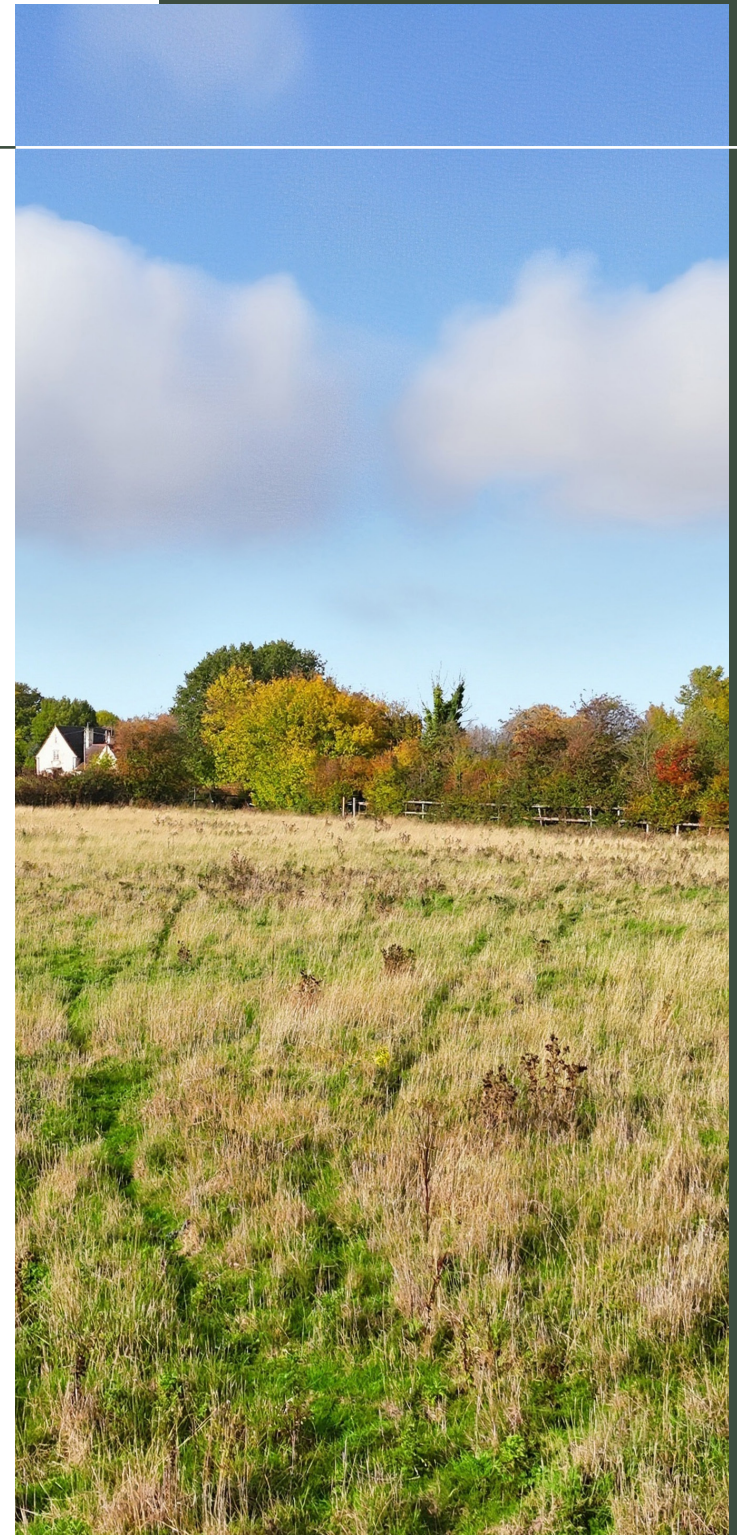
May support amenity and leisure activities (subject to necessary consents)

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Offers future development potential (subject to planning permission)

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Attractive to investors or those seeking land with long-term possibilities





## *Next steps*

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# *Proposal*

Offers over £250,000 for the freehold interest.

### **VAT**

The property is not elected for VAT.

### **AML**

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms

To learn more, please get in touch with a member of the team on:

**020 454 2999**

**BUTLER & STAG**

**LAND & NEW HOMES**



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