



Laundry Lane, Waltham Abbey, EN9

BUTLER & STAG



**An exceptional opportunity to acquire approximately 15.5 acres of predominantly level, open agricultural land situated in the sought-after village of Nazeing, within the district of Epping Forest, Essex.**



## Freehold

- Approximately 15.5 acres (Subject To Measurement)
- Forms Part Of Nether Kidders Farm
- Potential Change Of Use (Subject To Planning)
- Located In Nazeing
- Agricultural Land
- Suitable For A Range Of Uses
- Freehold
- Close To Transport Links

This substantial parcel offers agricultural land with established access and potential for a range of uses, subject to necessary planning consents. The land is strategically located, with close proximity to Broxbourne, Harlow, and Waltham Abbey, and benefits from good transport connections to London and the M25 via the A10 and M11 corridors.

The land extends to approximately 15.5 acres (subject to measurement) and is well-managed and suitable for a range of agricultural uses. It benefits from access via established access off Laundry Lane and is situated in a sought-after agricultural area with a long-standing history of farming and grazing. The site may also offer potential for future diversification or alternative uses, subject to the necessary planning consents.

Interested parties are advised to make their own enquiries regarding the availability of services.

This land presents a rare opportunity for investors, developers, or local landowners looking to expand their holdings in a well-connected yet tranquil location in the Essex countryside.





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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