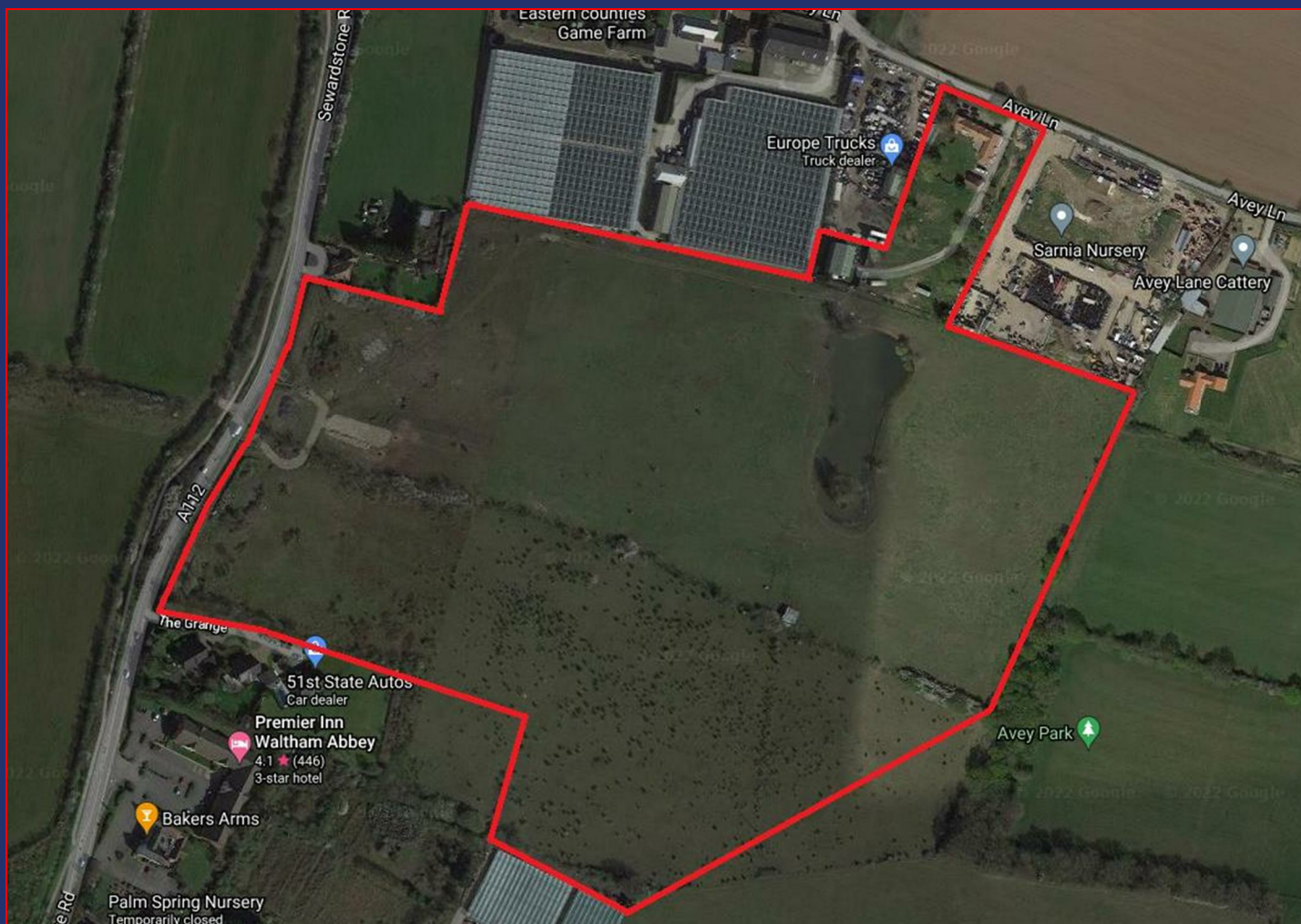


8A Sun Street
Waltham Abbey
Essex
EN9 1EE

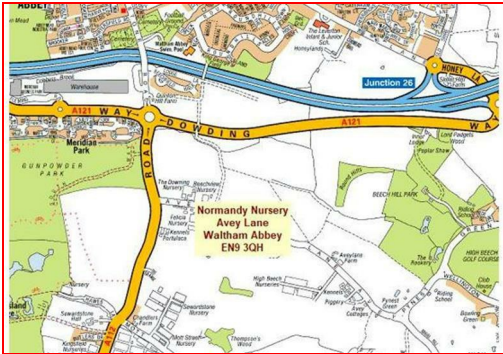
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Avey Lane, EN9 3QH



Offers In The Region Of £2,700,000 Freehold



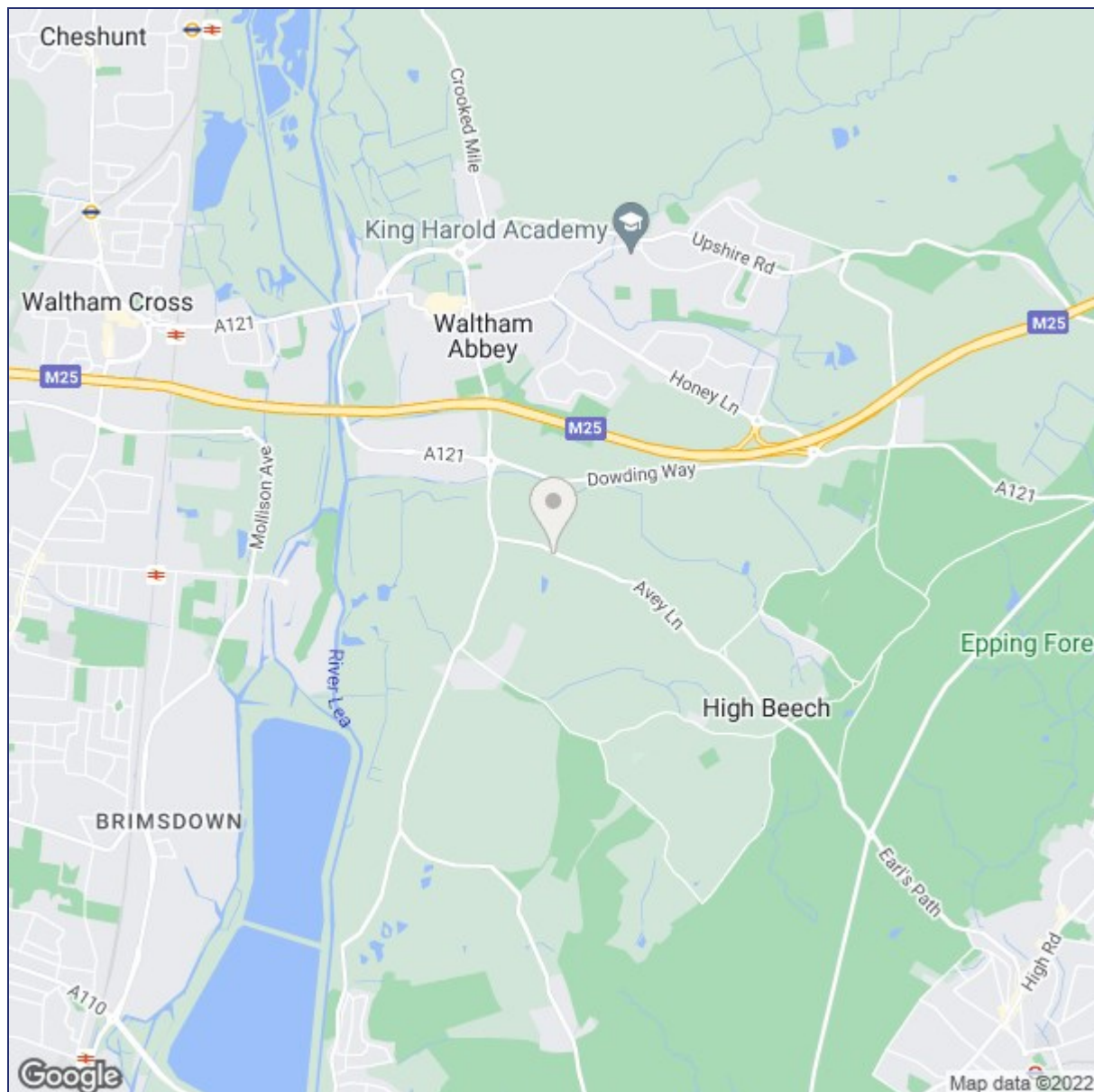
PUBLIC NOTICE: Kings Group are now in receipt of an offer for the sum of £2,850,000 for Normandy Nursery, Avey Lane Waltham Abbey. Anyone wishing to place an offer on this property should contact Kings Group, 8a Sun Street, Waltham Abbey, Essex, EN9 1EE or call 01992 652 006 before exchange of contracts.

RARELY AVAILABLE !!!! Kings are pleased to offer for sale this substantial plot for sale which lends itself to development potential or equestrian use. The main plot measuring approx 1.95 acres which sits a substantial 4 bedroom detached home of approx 300 square metres with various outbuildings barns and stables. The greenbelt at rear is approximately 39 acres which could lend to further development subject to the usual planning. Avey lane Waltham abbey consist of a number of previously built developments, substantial homes and mixed industrial use. Please call us now for further details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

