



Indicative Site Area



LAND ADJACENT TO PARK LANE, BROXBOURNE
Hertfordshire

LAND ADJ. TO PARK LANE, BROXBOURNE

Hertfordshire

- Offers in Excess of £350,000
- Postcode: EN10 7NQ
- Area For Sale Extends to 0.06 Acres *sts
- Broxbourne BC Planning Ref; 7/0724/07/F/HOD
- CIL - Not Applicable Due to Age of Consent

DESCRIPTION

Taylor Land is delighted to bring to the market this rarely available, consented and implemented development site.

The site extends to 0.06 acres and has planning in place for the erection of a 4 bedroom detached dwelling with roof space. At present, the site houses a large semi-detached property (not for sale) with a generous garden to the west of the site, where the new dwelling be is proposed to be built.

Unconditional offers are sought. All offers are to be submitted in writing to Taylor Land Limited. Preference will be given to parties that demonstrate they have undertaken full analysis of the site.



Site Area

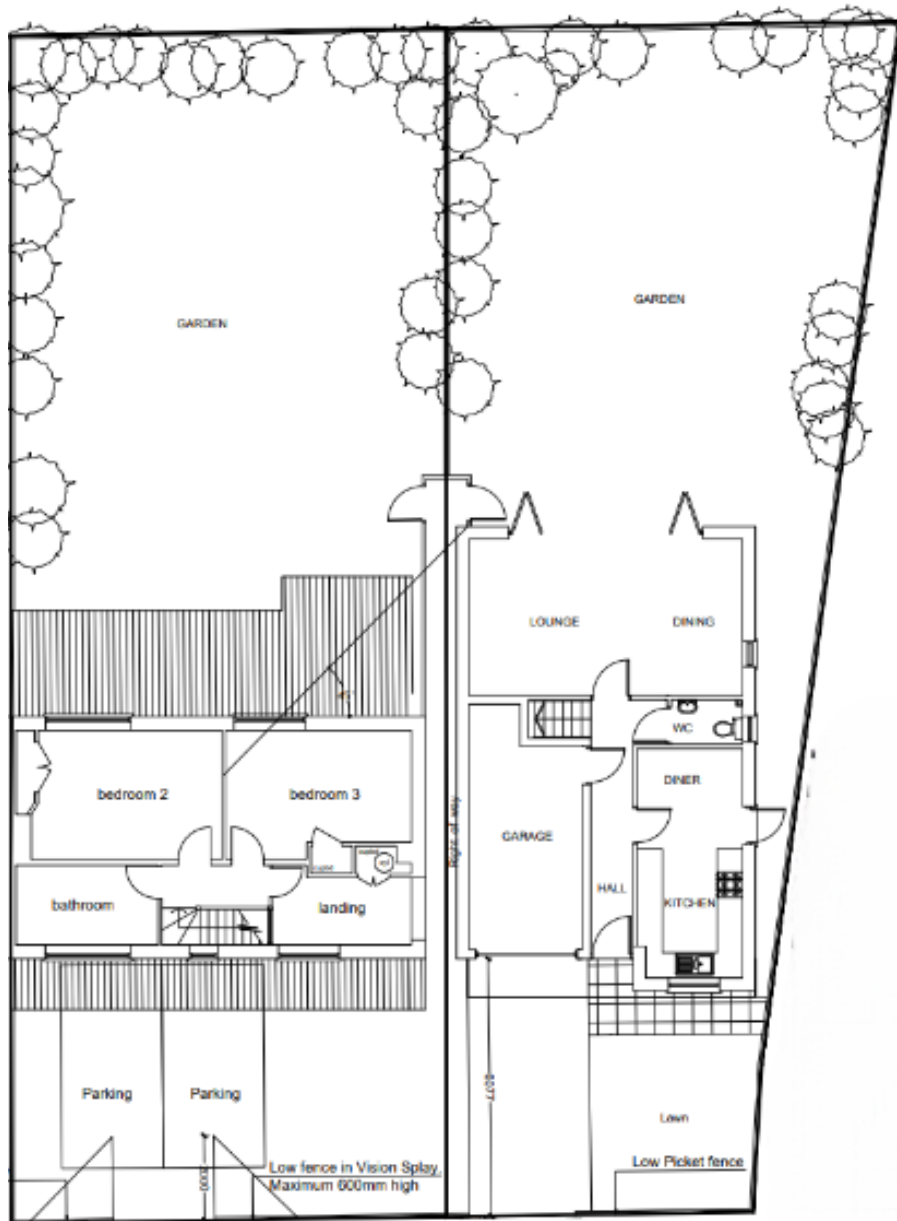
LOCATION & CONNECTIONS

Broxbourne is a commuter town in Hertfordshire located a mile south of Hoddesdon and just 17 miles north of London. Bordering the River Lea, the town is known for its beautiful countryside, historic landmarks, and vibrant community.

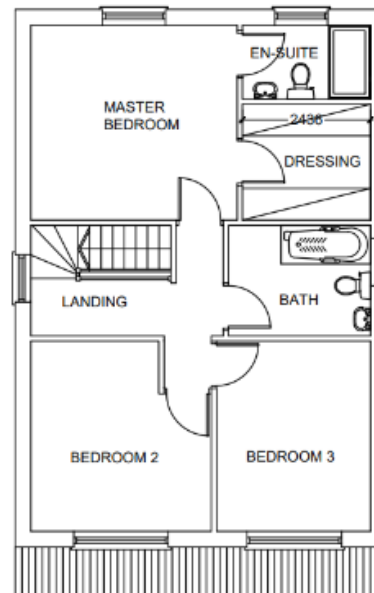
One of the most notable landmarks in Broxbourne is the Broxbourne Mill, which dates back to the 16th century. The town is also boasts a number of parks, nature reserves, shops, restaurants, and cafes, making it a popular destination for visitors and locals alike.

Broxbourne train station offers routes to London Liverpool Street in under 30 minutes.

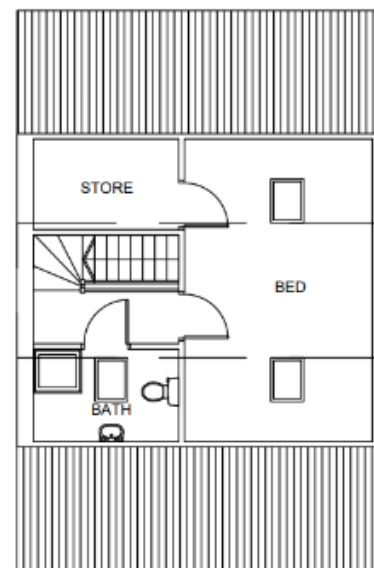
PROPOSED FLOORPLANS & ELEVATIONS



Ground Floor



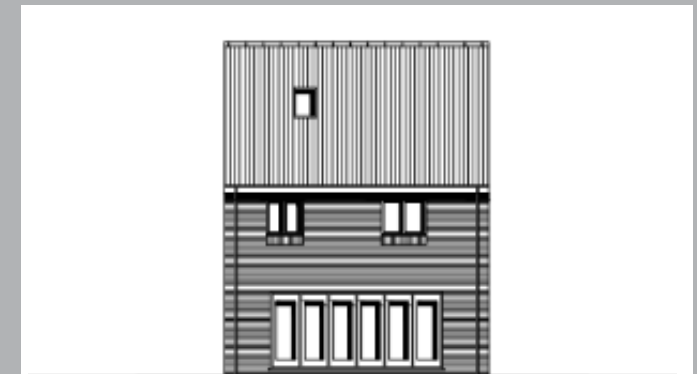
First Floor



Second Floor



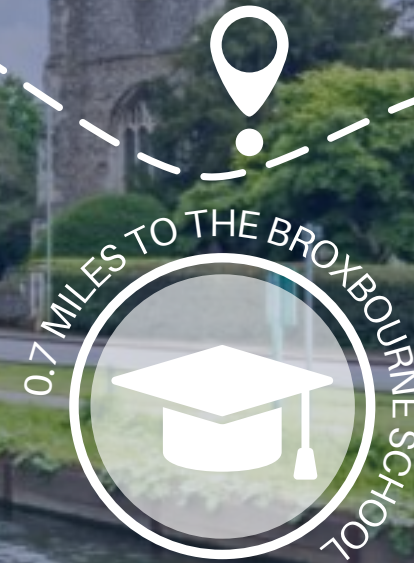
Street Elevation



Rear Elevation



Flank Elevations



IMPORTANT INFORMATION

TENURE: Freehold

PRICE: Offers in Excess of £350,000

OFFERS: All offers are to be submitted in writing to Taylor Land Limited. Preference will be given to parties that demonstrate they have undertaken full analysis of the site.

PURCHASER NOTICE: The vendor, in their absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money and shall not be for a sum calculable by reference to another bid

VAT: Not subject to VAT

VIEWINGS: By appointment only via selling agents Taylor Land



OS Plan

Misrepresentation Act / Misdescription Act: Taylor Land Limited for themselves and the vendors of the site whose Agents they are give notice that: These particulars of sale are a general outline only for guidance of intending purchasers and do not constitute part of any offer or contract. All descriptions, dimensions and references to site condition and any other details given without responsibility falling upon the vendors of their Agents, intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by way of inspection. No person in the employment of Taylor Land Limited has any authority to make or give any representation or warranty whatsoever in relation to this site. This site is offered for sale on a Subject to Planning and Contract and Without Prejudice basis 2023

CONTACT US:



JON TAYLOR

jrt@taylorlandlimited.co.uk
07575 301705



YOURGOS ALEXANDER

ya@taylorlandlimited.co.uk
07891547622



DAVID TAYLOR

dpt@taylorlandlimited.co.uk
07796145293



Taylor Land Limited, Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU

01234 269437

● info@taylorlandlimited.co.uk



● www.taylorlandlimited.co.uk

