



Land at Breach Barns Lane, Waltham Abbey, Essex EN9 2AD

An attractive parcel of land just to the north of Waltham Abbey offering agricultural and investment opportunities



LAND AT BREACH BARNS LANE Waltham Abbey, Essex

An attractive area of land just to the north of Waltham Abbey. The land lies to the south of Breach Barns Lane in a peaceful setting with fantastic views across open countryside. Access by way Breach Barns Lane (part of which is included in the sale).

The land is a large easily worked area so lends itself well to agricultural production. Being so close to Waltham Abbey, it also offers long term investment opportunity.

Approximately 47.20 acres (19.102 hectares) in total.

Waltham Cross (Rail) – 3.1 miles
Epping (Tube) – 6.6 miles
London (Dalston) – 14 miles

What3Words Location
Access - spun.reason.shorts
Field - emerge.faded.panels

Method of Sale

The property is offered for sale by private treaty.

The Land (edged red on the plan)

A large parcel of land surrounded by mature trees and hedgerow with great views to the north. It has direct access onto Breach Barns Lane. There are a number of residential properties to the south and a large glass house facility adjoins the northeast corner. The land extends to 47.20 acres (19.102 hectares).

Guide Price – £625,000

Local Authority and Planning

The land lies in the Epping Forest District Council's jurisdiction and is currently designated as Green Belt. As such, there is a general presumption against most forms of development although some agricultural or small-scale equestrian development should be possible.

The current Local Plan runs until 2033 and after this date, the land may have more development potential. Please seek independent advice regarding all planning and development matters.

Tenure and possession

The land is available Freehold with Vacant Possession in March 2027.

Overage Provision

A sum of 20% of any increase in value accruing to the land because of development will revert back to the Vendors for a period of 50 years from completion.

Anti-Money Laundering (AML)

In accordance with the most recent AML legislation the purchaser will be required to provide proof of identity, home address and funds to the selling agent once an offer has been submitted and accepted (subject to contract), but prior to solicitors being instructed.



Viewing

Strictly by appointment with the sole selling agent. Although viewing is permitted at any time from Breach Barns Lane.

Land Registration

The land is registered with the Rural Payments Agency (RPA).

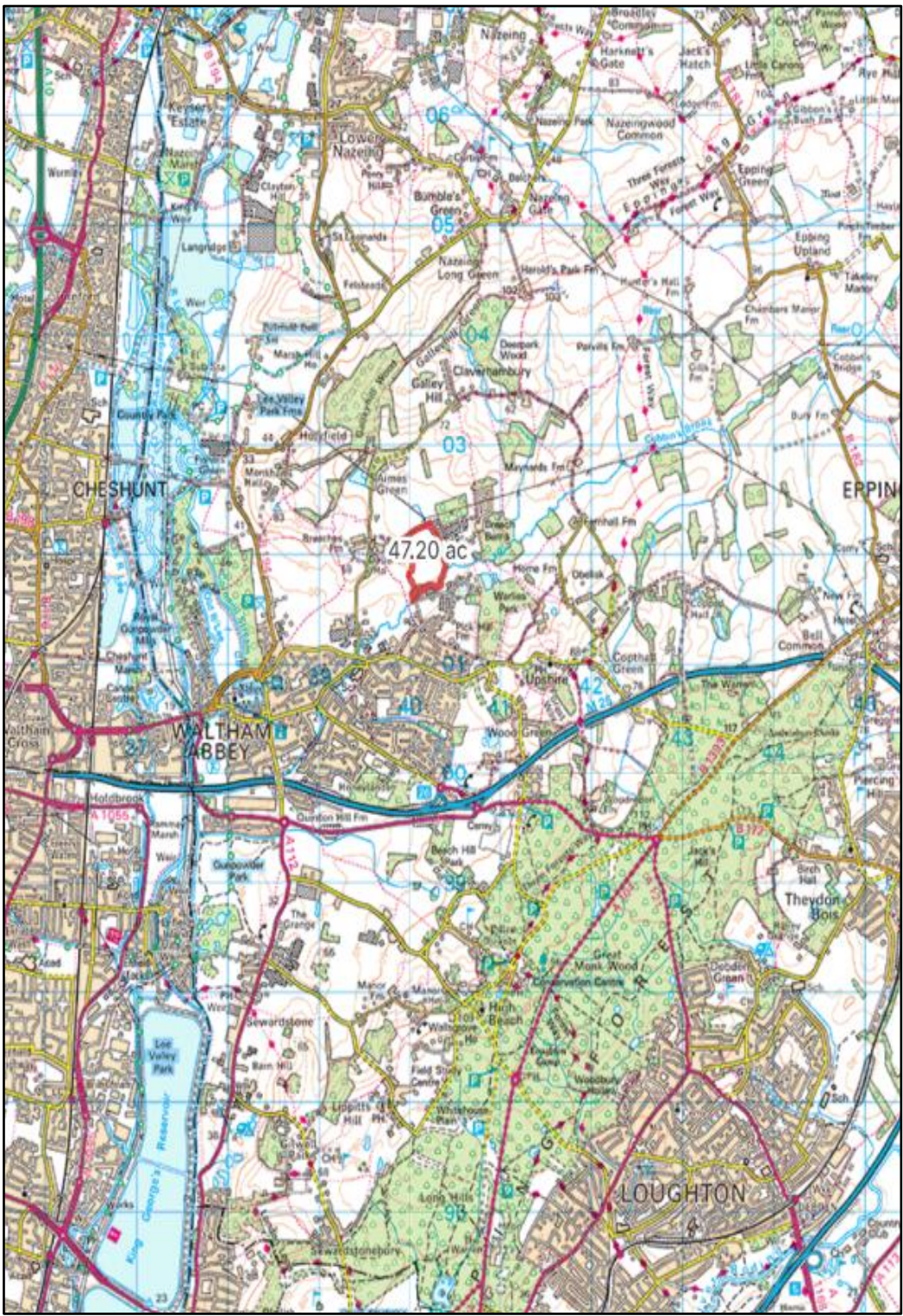
Easements, Covenants and Rights of Way

The property is sold subject to all existing wayleaves, easements, public or private rights of way, covenants and restrictions, whether stated in these particulars or not.

Health and Safety

Due to the undulating nature of the land and the fact that part adjoins a watercourse, please be as vigilant as possible for your own personal safety and that of others when making any inspection.







Important Notice

Pantons Property Advisors Limited, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Pantons have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is/are responsible for making their own enquiries in this regard.
4. Particulars of sale and photographs taken in June 2026.
5. If there is any point you need clarification on, please contact the office in the first instance to avoid a wasted journey to the property.

