

FOR SALE – ALL ENQUIRIES FREEHOLD OPPORTUNITY

Land adjacent to the Churchyard at All Saints Church,
Betts Lane, Nazeing EN9 2DB



Contact

James Strang 07876 637252
james.strang@rapleys.com

Location

The property is located in the village of Nazeing, Essex. It is situated on Betts Lane, a quiet residential no through lane, which leads to the All Saints Church, Nazeing.

Nazeing is situated approximately 22.2 miles north of central London, circa 22.4 west of Chelmsford, circa 28 miles east of Watford and circa 40 miles south of Cambridge. The village is well connected being situated circa 6 miles west of Junction 7 of the M11, and circa 6 miles east of the Hoddesdon Interchange (A10), providing direct road links into central London and surrounding towns and villages.

Nazeing has recently become very popular with city dwellers looking to relocate further away from the city, whilst also benefiting from excellent public transport links with trains from nearby Broxbourne Station providing services into London Liverpool Street in just 22 minutes.

Description

The property measures to approximately 0.93 acres (0.38ha) and comprises a disused parcel of land, occasionally used by the church for surplus car parking. The local area is predominantly residential, with the All Saints Church Nazeing directly north of the property.

Planning

The property is not Listed, however is situated within close proximity to two Grade Listed buildings; All Saints Church Nazeing (Grade I Listed) and Church Cottage (Grade II Listed). The property is also situated within a conservation area and the London Green Belt.

Tenure

Freehold

Technical

Access to the information pack is available on request.

Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing & Further information.

Strictly by appointment with the sole agent, Rapleys. Please contact:
James Strang
07876 637252
james.strang@rapleys.com





Offers

We are inviting offers on behalf of the Vendor for the freehold interest by way of informal tender.

All submissions should include the following information:

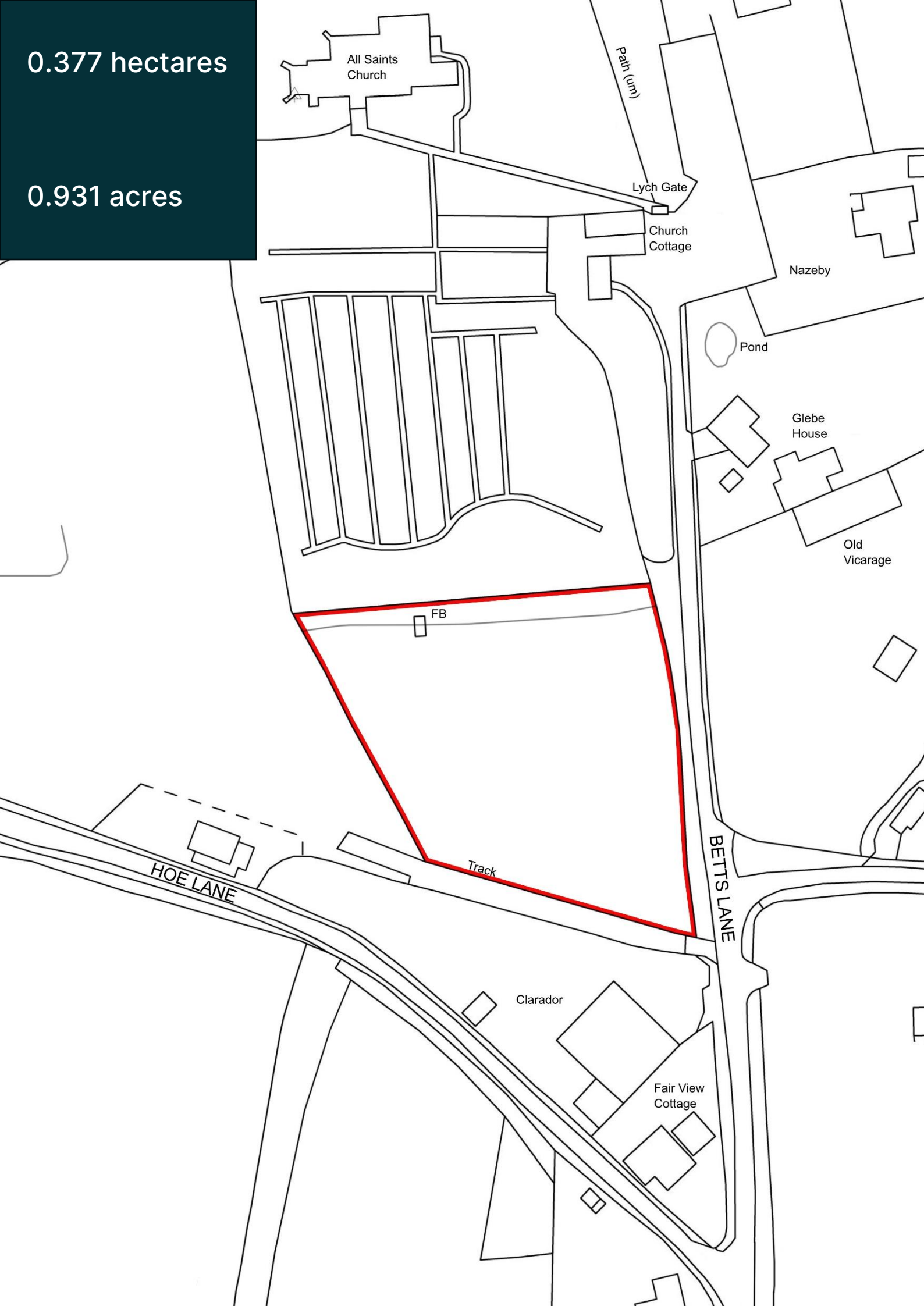
- Anticipated time-frame of Exchange and Completion.
- Confirmation of deposit amount/percentage.
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding proposals and any third party approvals required, please provide proof of funds.
- Provide details of any elements of conditionality within the proposal or any assumptions made.
- Details of internal approval process required to sanction the purchase.
- Provide details of the solicitors who will be acting on your behalf in this transaction.
- Confirmation that your solicitors have reviewed the documentation within the ShareFile

Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is **24th July 2024** at midday and offers should be submitted by email to James Strang.



0.377 hectares

0.931 acres



All Saints Church

Path (m)

Lych Gate

Church Cottage

Nazebly

Pond

Glebe House

Old Vicarage

FB

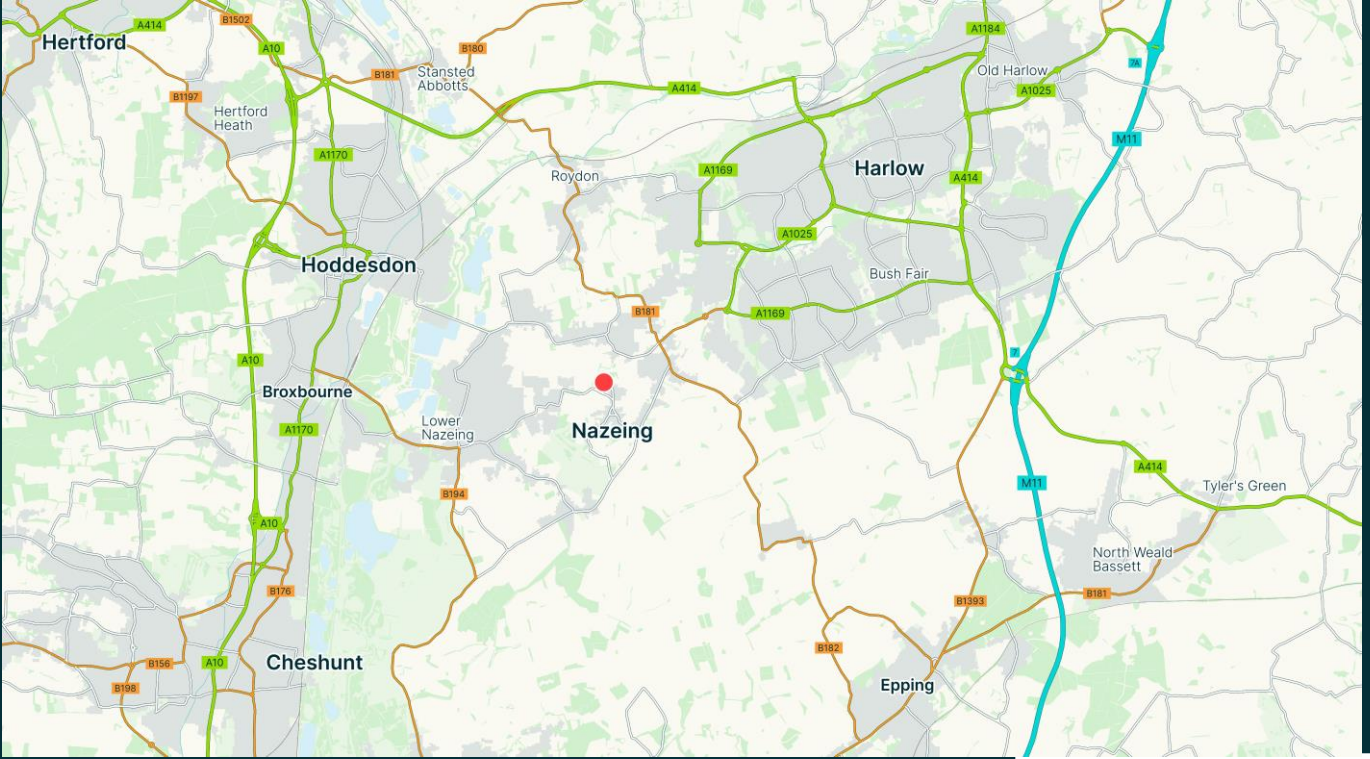
HOE LANE

Track

BETTS LANE

Clarador

Fair View Cottage



For further details contact:
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