



01727 701303

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## LAND FOR SALE IN ABRIDGE, ROMFORD, ESSEX

LAND ON NEW FARM DRIVE, ABRIDGE, ESSEX, RM4 1BD

GRAZING LAND FOR SALE SUITABLE FOR Paddock USE STRATEGICALLY LOCATED NEAR THEYDON BOIS, EPPING, CENTRAL LONDON, THE A113 AND M11 & M25 MOTORWAYS



### INSIDE THE M25 & JUST 15 MILES FROM CENTRAL LONDON

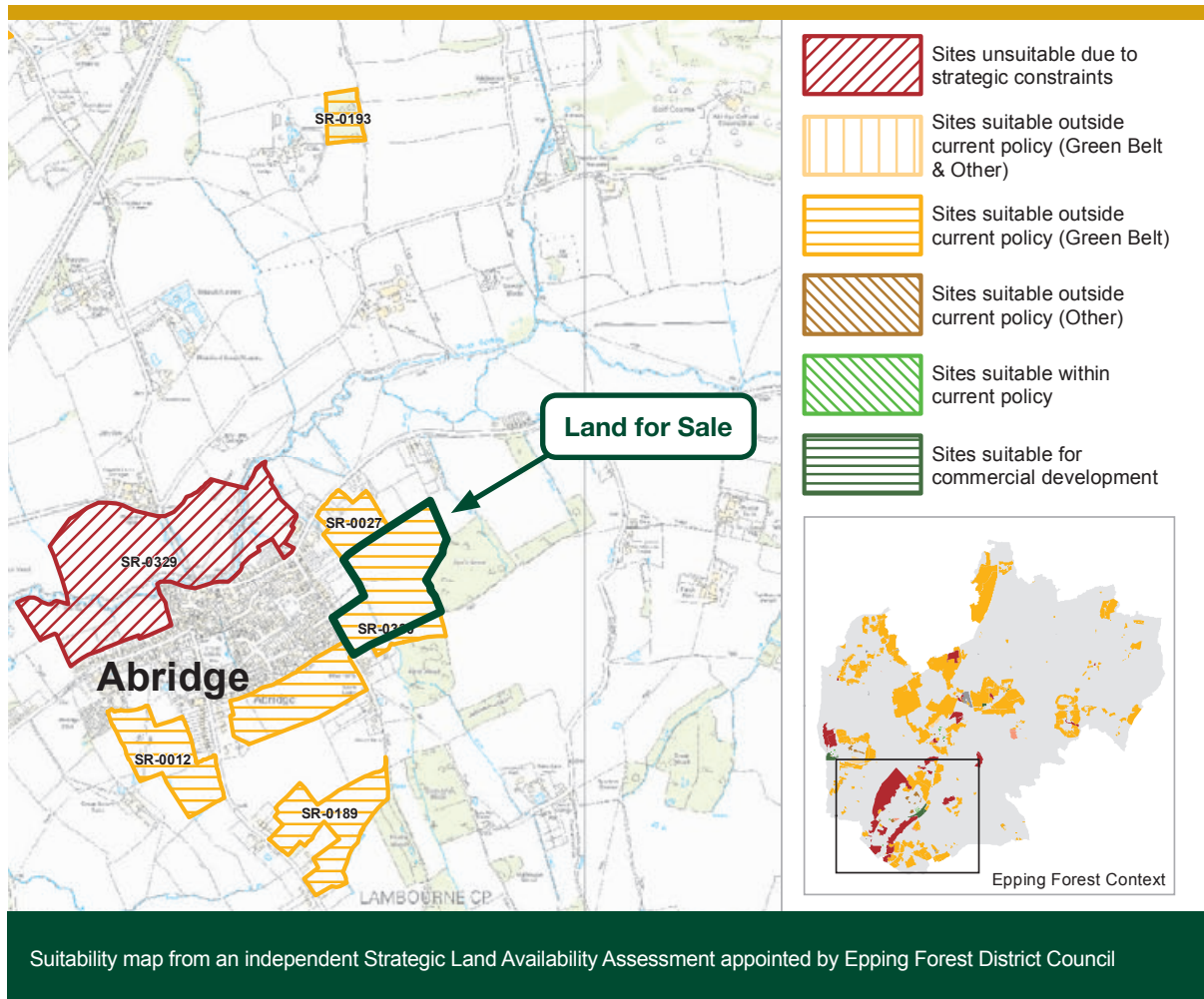
A rare and unique opportunity to purchase a block of valuable pasture land within the M25 and just 15 miles from Central London. The land extends to approximately 30 acres and is suitable for paddock conversion, grazing livestock or for amenity or recreational use.

Close to dense housing, the land is considered suitable for development outside the current Green Belt policy by an independent report appointed by the Local Council.

The site is located on the eastern edge of Abridge, an affluent village within the town of Romford, which enjoys extensive local amenities and excellent transport links. With Romford train station just over 5 miles from the land London can be reached in just 17 minutes. The station is also part of the new multibillion pound Crossrail programme.

House prices in the area are 81% above the national average reflecting the desirability of the village as a place to own property – including land.

The site is available freehold as a whole or in lots. See back page for a full list of available lots, sizes and prices.



## LOCAL DEVELOPMENT

**The land is considered suitable for development outside the current Green Belt policy by an independent report appointed by Epping Forest District Council.**

This means that if the need for development in the District is greater than can be accommodated on allocated sites, the Council will need to review its existing policies to explore whether it should review its Green Belt boundaries to allow some development.

With an aging and growing population the Council *must* plan to meet the future development needs of the District - this means finding where to build homes, offices, shops and business premises.

In September last year a report found that 11,300 new houses are needed in the district by 2033.

**As over 90% of the district is green belt, this has led to a major review by the local Council which could ultimately lead to the development of green belt land.**

## PLANNING

The land is designated as green belt. Any development would be subject to the appropriate planning permission.

## LOCAL AUTHORITY

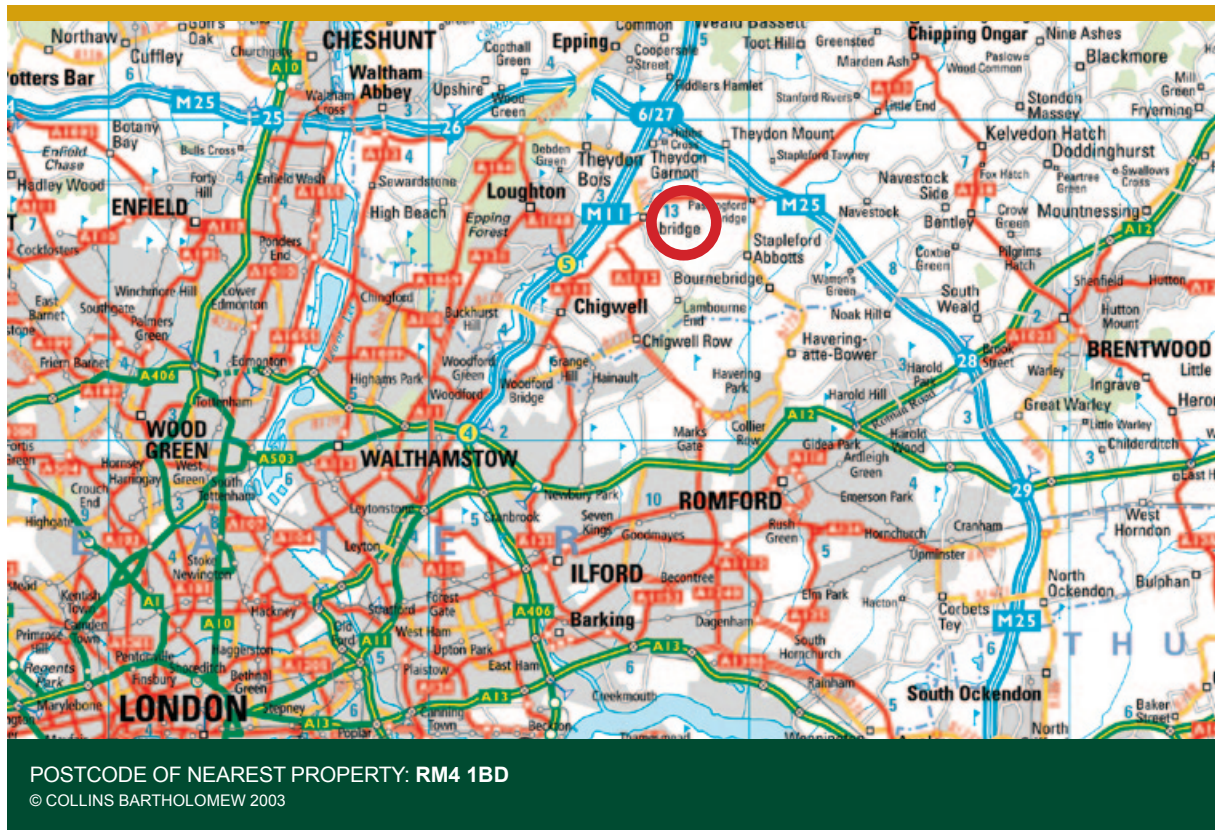
Epping Forest District Council  
Civic Offices  
High Street  
Epping  
Essex  
CM16 4BZ

Essex County Council  
County Hall  
Market Road  
Chelmsford  
Essex  
CM1 1QH

## METHOD OF SALE

The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession on completion.





## TRAVEL & TRANSPORT

- ◆ 0.2 miles to the A113
- ◆ 1.8 miles to Debden Tube Station \*
- ◆ 1.9 miles to the M11 (junction 5)
- ◆ 2.1 miles to the M25 (junction 11)
- ◆ 5.7 miles to Romford Train Station \*\*

\* Journey Times: 37 mins to Canary Wharf; 40 mins to Oxford Circus; 43 mins to Waterloo; 43 mins to King's Cross St. Pancras

\*\* Journey Times: 8 mins to Stratford; 17 mins to London Liverpool Street; 19 mins to Chelmsford

## LOCATION

- ◆ 2.0 miles to Theydon Bois
- ◆ 2.5 miles to Loughton
- ◆ 2.6 miles to Chigwell
- ◆ 3.5 miles to Epping
- ◆ 5.5 miles to Romford town centre
- ◆ 6.8 miles to Ilford
- ◆ 8.1 miles to Brentwood
- ◆ 9.2 miles to Stratford
- ◆ 14.9 miles to Central London

Abridge is an affluent village with a wonderful community atmosphere; home to local shops as well as excellent pubs and restaurants.

Fashionable Chigwell, Loughton and Theydon Bois are just minutes away where you will find many exclusive boutique shops, restaurants, bars and cafes.

Abridge lies within the Greater London Urban Area and the postal town of Romford.

Romford is a large town in East London and is one of the major metropolitan centres identified in the London Plan. With extensive local amenities, including a vibrant nightlife, Romford is one of the largest and most significant commercial, retail, entertainment and leisure districts outside central London.

Nearby Stratford is a significant retail and leisure centre in East London and has also become the second most significant (after Canary Wharf) business location in East London. The district has been a focus of regeneration for some years, including major projects such as the Westfield Shopping Centre and 2012 Olympics.

The land lies inside the M25 motorway, west of the M11, providing easy access to all the major road networks. The land is accessed via New Farm Drive, just off the A113 that links Abridge to the M11, Essex and London.

The London Underground can be accessed via nearby Debden tube station on the Central line, with Romford train station – part of the new Crossrail programme – just over 5 miles away.

## CROSSRAIL PROJECT

Nearby Romford train station is part of the new cross-London railway project – Crossrail. As part of the programme Romford will benefit from significant regeneration.

Crossrail will provide a high-frequency commuter service that will link parts of Berkshire and Buckinghamshire – via central London – to Essex and south-east London.

The project is building 10 new stations - including a new stop at Canary Wharf, while integrating new and existing infrastructure.

The new service will speed up journey times, providing easier and more direct travel opportunities to and across central London.

Indeed, it will take just 27 mins from Romford to Canary Wharf using the Crossrail.

As the project heads towards completion, house prices along the line continue to accelerate. House prices will, on average, increase by an extra 36% along the line by 2020.

## LAND VALUES

**Pasture land values in this region increased by 17% last year and by 57% over 5 years** according to the RICS Rural Land Market Survey.

Land is outperforming many other asset classes, including the UK housing market, the FTSE 100 and even London's luxury residential market.

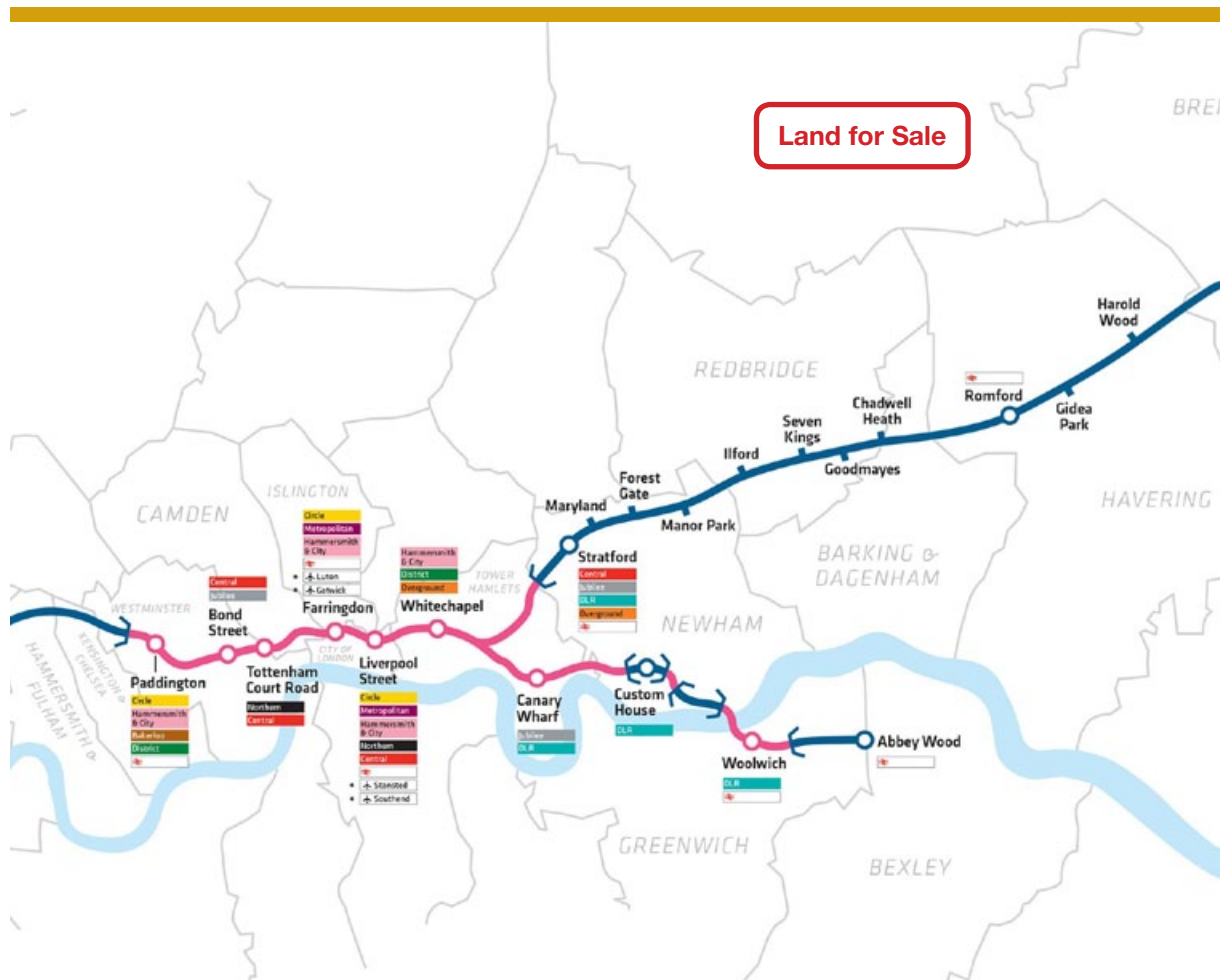
This strong performance has brought new buyers into the market, including a wide range of investors from both the UK and abroad.

## HOUSE PRICES

The land is situated in an extremely affluent area where **land and property values are amongst the most expensive in the UK.**

House prices in Abridge are 57% above the county average, 59% above the regional average and **81% above the national average.**

These premium house prices reflect the desirability of Abridge as a place to live and own property – including land.



The land lies less than 6 miles from Romford train station on the new Crossrail project.



## LEISURE & EQUESTRIAN

The land is crossed by a footpath, along the northern boundary of Lot 5, which forms part of the Three Forests Way. This circular walk links the site to Epping Forest, Hatfield Forest and Hainault Forest.

Hainault Forest is the closest being just 1.7 miles south of the land. It forms part of the Hainault Forest Country Park, a 300 acre Green Flag park with spectacular views over many of London's iconic landmarks. There is lots to do here with ancient woodlands, a fishing & boating lake, farm zoo, train rides, adventure play areas, guided walks, extensive bridleways and the recently opened nature trail.

Epping Forest is London's largest open space covering 2,476 hectares. It has something for everyone, from walking and cycling to horse riding, angling, football and golf. With its extensive network of surfaced and un-surfaced shared use trails, the forest is a wonderful place to explore on foot or with your horse.

## OVERAGE

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than for agricultural, equestrian or horticultural or forestry purposes. The Overage period is 25 years from August 2016.

## ACCESS

Lots 1 & 2 benefit from road frontage and their own private gated access set back from the road. Full vehicular right of way is provided to all lots via an easement (*shown blue on the site plan*) from another gated access within the southern corner of Lot 2. All entrances have been improved by the current owner.

## VIEWING

To arrange a site visit, please call 01727 701303 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



Improved gated access set back from the road.





View of the affluent village of Abridge from Lots 3 & 4

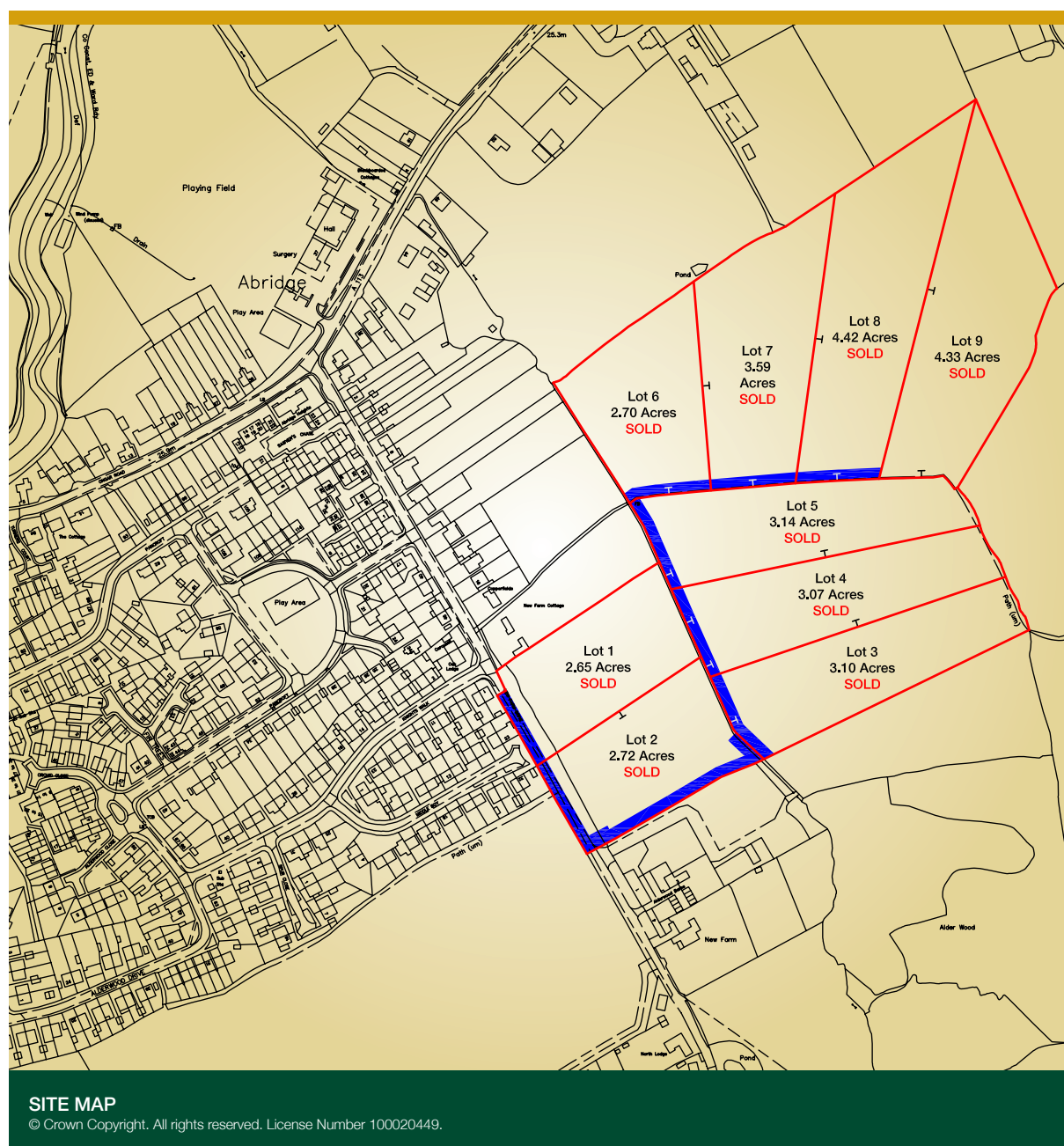


The northern boundary of Lot 5 has been fenced.

## GUIDE PRICES

The land is available freehold as a whole or in lots. The site plan below is indicative and we are happy to offer you the acreage you require. Please call 01727 701303 if you have an alternative budget or lot size requirement.

Lot 1:	2.65 acres	<b>SOLD</b>	Lot 6:	2.70 acres	<b>SOLD</b>
Lot 2:	2.72 acres	<b>SOLD</b>	Lot 7:	3.59 acres	<b>SOLD</b>
Lot 3:	3.10 acres	<b>SOLD</b>	Lot 8:	4.42 acres	<b>SOLD</b>
Lot 4:	3.07 acres	<b>SOLD</b>	Lot 9:	4.33 acres	<b>SOLD</b>
Lot 5:	3.14 acres	<b>SOLD</b>			



### THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.