

## FOR SALE Land

Land on Arlington Avenue  
Waltham Cross EN8 7AA

### Key information

- 1,686 sq ft site (0.0387 acres)
- Land currently used for car parking
- Adjacent to Waltham Cross Lidl
- Overlooking the M25 Suitable for a range of uses, subject to planning

### Contact

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## Location

This site is located at the junction of High Street and Arlington Crescent in the Borough of Broxbourne, just north of the GLA boundary. The site directly overlooks the M25 London orbital motorway. It is also adjacent to a Lidl supermarket.

The surrounding area is mixed commercial and residential. Arlington Crescent is a residential cul-de-sac.

## Description

The site is hardsurfaced and laid out for parking of 8 vehicles. There are security posts surrounding the site. The boundary overlooking the M25 has a high solid fence.

The site may be suitable for a range of uses including car parking, car washing, food/coffee hut, residential development etc, subject to planning.

## Energy Performance Certificate

Not applicable.

## Tenure

Our client holds the freehold interest within their title HD177575. This parcel will be separated from the main title.

## Price

Offers over £120,000.

## Planning

Potential purchasers are advised to make their own enquiries of Borough of Broxbourne Council planning department.

## Rateable Value

We are advised that the property is not currently listed for business rates.

Interested parties are advised to make their own enquiries to the local authority.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

The site can be seen from the roadside, no appointment required.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence.

For a company, any person owning more than 25% must provide the same.

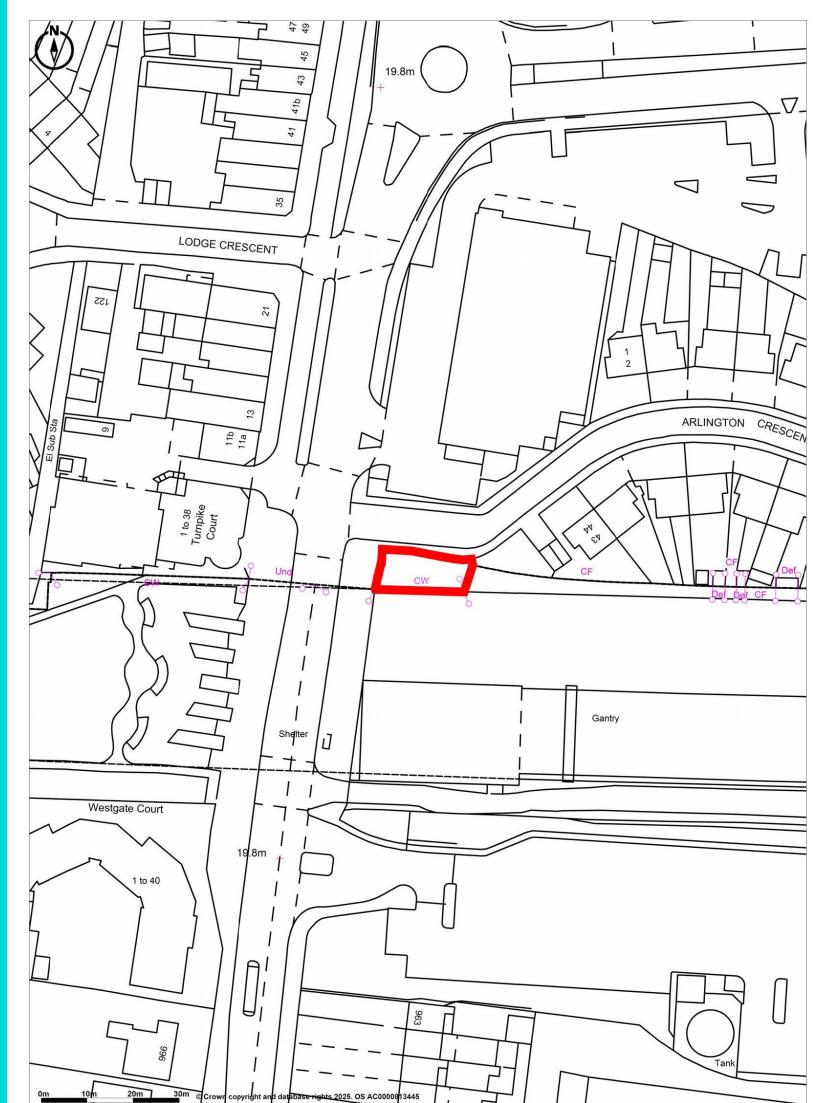


## Accommodation

The site comprises the following approximate areas:

	Hectare	Acre
Total Site Area	0.016	0.039

Note: Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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