

LOT

3

## Land On West Side Of Jones Road, Goffs Oak, Broxbourne EN7 5JT

**Guide Price £295,000\***

**FREEHOLD OPEN LAND APPROXIMATELY  
20.91 ACRES IN SIZE**



This open area of land is situated off Jones Road which connects to the B156 Cuffley Hill. The centres of Waltham Cross and Cheshunt are within close proximity and good road link serve the area including easy access onto the M25 London Orbital Motorway that connects to a number of other major motorways. The site is adjacent to a great deal of residential property running to the northern side. The Auctioneers reserve the right to sell this lot individually or jointly with Lot 4. The site is sold with vacant possession. Any intending purchaser should make their own enquiries in regard to any usage.

### ACCOMMODATION

Freehold land approximately 20.91 acres in size. This measurement has been taken from Promap and any purchaser should of course make their own enquiries as to the accuracy.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Borough of Broxbourne 01992 785577

### VIEWING TIMES

Open site for inspection at anytime. Please be courteous to neighbours.

### JOINT AUCTIONEERS

Peter Rolfe, 860 Uxbridge Road, Hayes  
Middlesex 020 8573 7320



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN