

**fisher
german**

1 Acre of Land for Sale

Freehold

New Ford Road,
Waltham Cross, EN8 7PG

1.0 Acre (0.4 Hectares)



Land for sale



Amenities



Title
HD117062
HD117063



Acre - 1.0



Motorway M25

New Ford Road, Waltham Cross

1.0 Acre (0.4 Hectares)

Description

The site extends to approximately 1 acre and comprises a rectangular parcel of land, previously used as a ready-mix concrete batching plant. It benefits from a secure perimeter and a level, fully concreted surface. Suitable for IOS or alternative uses subject to planning.

Location

Located in Waltham Cross on the northern side of the M25, this asset benefits from exceptional transport connectivity, with Junction 25 reachable in just six minutes. The site is positioned within an established industrial and commercial area. Occupiers within the immediate vicinity include Harris DAF, Adler & Allan, Acorn Trucks and Reynolds Food Group. Access is provided via Britannia Road off New Ford Road.

Further information

Asking Price

Available upon Application

Tenure

Freehold with vacant possession.

We understand the property is registered at Land Registry under title number HD117062 and HD117063.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Services

Mains water, drainage, and electricity are understood to be connected but none of these services have been checked or tested by Fisher German.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

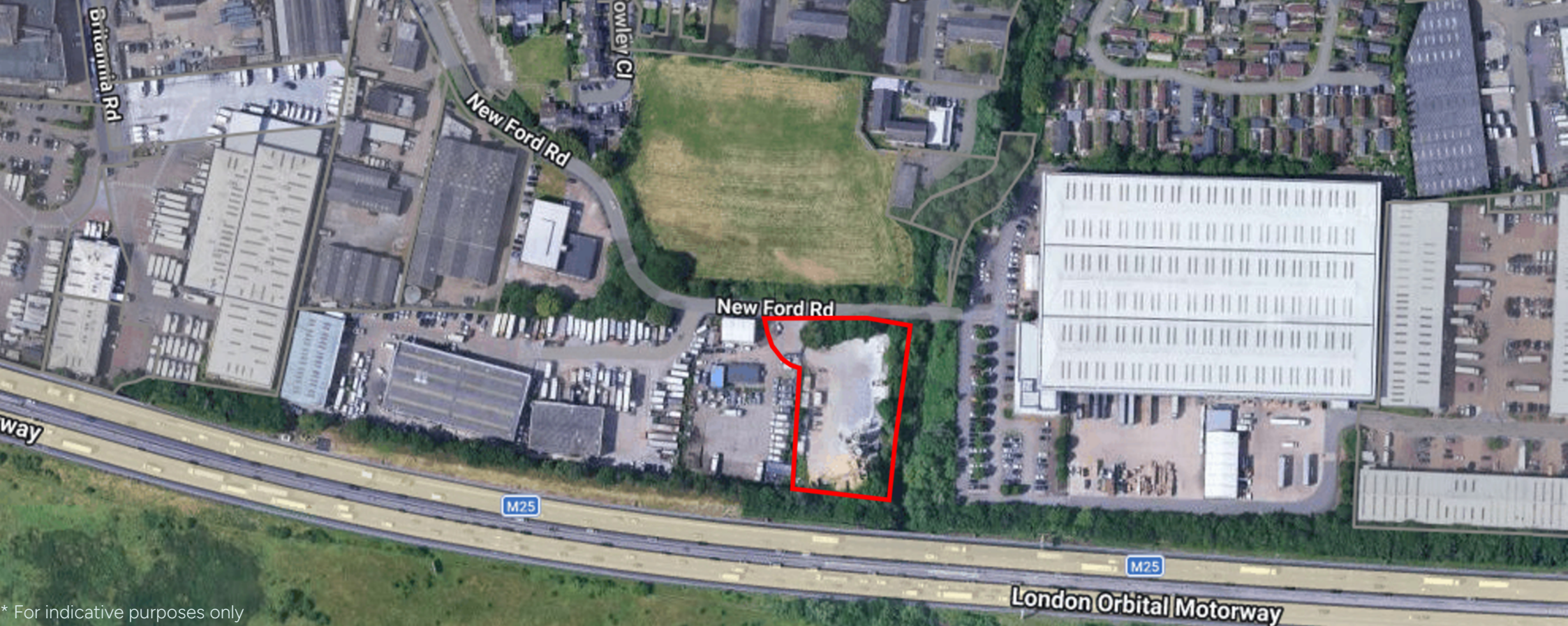
Planning

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

Viewings

Strictly by prior arrangement with the sole agents Fisher German LLP.





* For indicative purposes only

More information

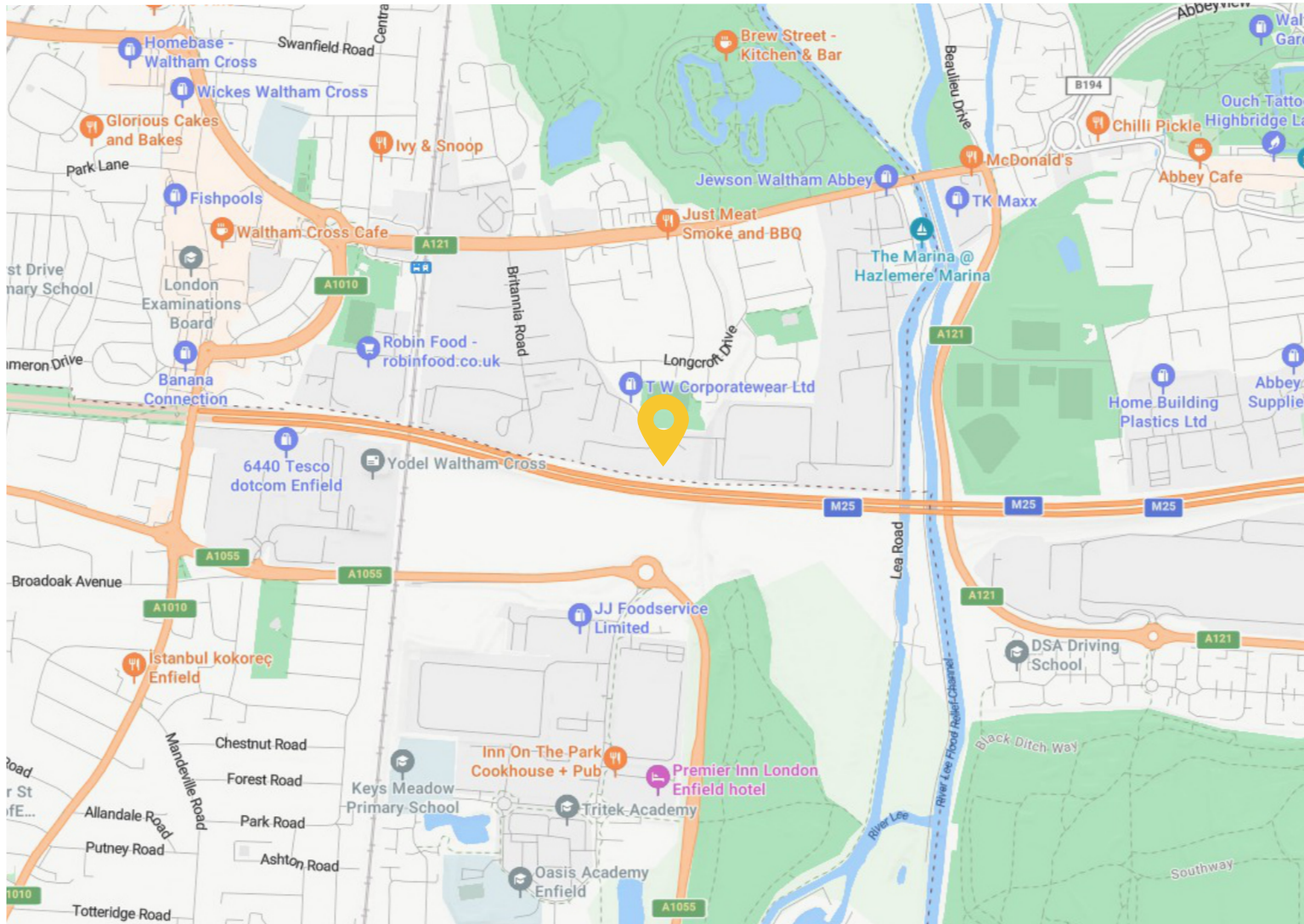
Overage

The sale is subject to a property overage clause, whereby 50% of any increase in value of the property, as a result of planning permission being obtained for retail or residential uses, is payable to the Seller. It is proposed the overage will last for a period of 30 years and will be triggered by implementation of such a planning permission or by sale of the site with the benefit of such a planning permission.

Anti-Embarrassment Provision

The sale will be subject to a 50% overage payable to the Seller, if the property is sold within 12 months after purchase.

Location Map



Location

Address: New Ford Road,
Waltham Cross, EN8 7PG

What3words: spring.loved.clouds

Nearest Town

Central London: 17 miles

Nearest Station

Waltham Cross: 0.7 miles

Nearest Airports

London Stanstead: 23.5 miles

London City: 25 miles

London Luton: 30.7 miles

London Heathrow: 40.3 miles

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2026. Photographs dated March 2026.



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