

FREE MARKET APPRAISAL

FINANCIAL SERVICES



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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



113 Church Hill
Loughton, IG10 1QR

For sale by informal tender £1,000,000



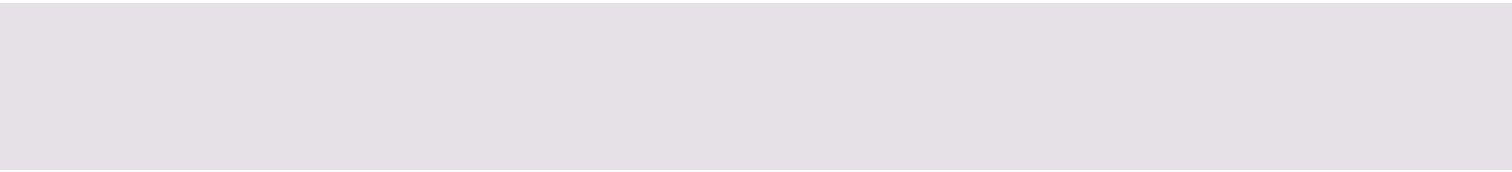
Proposed Site Plan



Appeal proposal floorplans



Appeal Proposal Elevations



Residential Development Site With Planning Permission

The site is roughly L-shaped (Land Registry Plan Ref: EX57594) with a frontage to Church Hill and direct access from the highway. The site is currently occupied by a predominantly single-storey former-commercial depot building which almost fills the site. The building is constructed of masonry with flat roofs and lightweight steel framing supporting lightweight steel roofing. The floors throughout the building are of concrete.

The site extends to approximately 0.3 acres in total with a frontage of 18.5m/61ft, maximum depth of 46.9m/154ft and maximum width (at the rear) of 43.5m/143 ft. All measurements are approximate and should be used for guidance only.

The Accommodation Comprises:

Location

Church Hill is one of Loughton's major thoroughfares and becomes the High Road at the summit of Church Hill. The site is immediately adjacent to a filling station to the North and, to its Southern and Eastern boundaries borders the gardens of residential properties. Within the immediate vicinity is a range of shops and amenities including a Sainsburys Local convenience store, Homebase/Argos and the Plume of Feathers public house and restaurant as well as independent retailers and cafes.

Transport Links

Loughton is considered to be a well-regarded, affluent and vibrant town located within the M25. It is located on the edge of Epping

Forest providing excellent opportunities for recreational pursuits as well as being within excellent reach of major transport links including the: Motorway Network M25 j.26 2.8 miles, M11 j.6 (southbound) 1.4 miles and j.7 6 miles London Underground Loughton Station 1.2 miles, Debden Station 1.2 miles (City and West End approx 45 minutes journey time) Overground Rail System Chingford Station 3.3 miles

Amenities

The centre of Loughton has two supermarkets and a wide range of shops operated by local and national retailers (including Marks & Spencers, The Body Shop, Clintons, WHSmith). The High Road also has a good range of local and national restaurants, cafés, coffee houses and bars (including Café Rouge, Zizzi, Pizza Express, Loch Fyne, Costa, Caffè Nero and Starbucks). By Autumn 2017 a new retail park is due to open near Debden Underground Station which will offer a range of national retail

outlets (including TKMaxx, Next, Aldi, Smyths and Mothercare).

Planning Permission

Outline Planning Permission was granted on 31 May 2017 for residential development of up to 10 apartments (ref: EPF/0862/17). Copies are available upon request or by using the planning application search on www.eppingforestdc.gov.uk The indicative plans provide for a two-storey building comprising a mix of 4 x 1-bedroom/1-bathroom flats and 6 x 2-bedroom/2-bathroom flats with an elevator and 1 parking space per unit.

Building Design

Apartment Type GIA

- 1 Ground Floor 2 bedroom 723 sq.ft / 67 sq.m.
- 2 Ground Floor 2 bedroom 769 sq.ft. / 71.5 sq.m.
- 3 Ground Floor 2 bedroom 769 sq.ft. / 71.5 sq.m.
- 4 Ground Floor 1 bedroom 535 sq.ft. / 50 sq.m.
- 5 Ground Floor 1 bedroom 594 sq.ft / 55 sq.m.
- 6 First Floor 2 bedroom 723 sq.ft. / 67 sq.m
- 7 First Floor 2 bedroom 772 sq.ft. / 72 sq.m.
- 8 First Floor 2 bedroom 769 sq.ft. / 71.5 sq.m.
- 9 First Floor 1 bedroom 535 sq.ft. / 50 sq.m.
- 10 First Floor 1 bedroom 594 sq.ft. / 55 sq.m.
- TOTAL 6,783 sq.ft / 630 sq.m

Pending Appeal

NB The seller also has an appeal pending (ref APP/J1535/W/17/3169606) for a three-storey design which is due to be determined in August 2017. If allowed, this would allow for a larger scheme of 10 units over three storeys comprising 2 x 1-bedroom/1-bathroom apartments and 8 x 2-bedroom/2-bathroom apartments (including 2 penthouses). This revised format would extend to GIA approximately 9190 sq.ft / 854 sq.m.

Appeal Building Design

Apartment Type GIA

- 1 Ground Floor 2 bedroom 783 sq.ft / 73 sq.m.
- 2 Ground Floor 2 bedroom 755 sq.ft. / 70 sq.m.
- 3 Ground Floor 1 bedroom 593 sq.ft. / 55 sq.m.
- 4 Ground Floor 2 bedroom 755 sq.ft. / 70 sq.m.
- 5 First Floor 2 bedroom 783 sq.ft / 73 sq.m.



- 6 First Floor 2 bedroom 912 sq.ft. / 85 sq.m
- 7 First Floor 1 bedroom 611 sq.ft. / 57 sq.m.
- 8 First Floor 2 bedroom 755 sq.ft. / 70 sq.m.
- 9 First Floor 2 bedroom 924 sq.ft. / 86 sq.m.
- 10 First Floor 2 bedroom 732 sq.ft. / 68 sq.m.
- TOTAL 7,603 sq.ft / 707 sq.m

Tenure

The property is Freehold and offered with Vacant Possession upon completion.

Services

It is understood mains electricity, water and drainage is connected to the site. No installations or fittings have been tested by the seller or selling agent.

Local Authority

The property stands within the Epping Forest District Council region.

Viewing and Enquiries

Viewing of the site is available strictly by appointment with the Sole Agents. Stevenette & Company 136 Church Hill Loughton Essex IG10 1LJ 020 3657 6576 020 3657 6576 enquiries@stevenette.com

Method of Sale

The property is to be sold by way of private treaty.

Taxation

We understand the vendor has opted to tax. Therefore VAT will be payable in addition to the purchase price. Proposals should be expressed exclusive of VAT unless otherwise stated.