



P R I M E R E S I D E N T I A L

P R E S E N T S

Development Opportunity, Manor Road, Chigwell



errott | E | J | jones

Development Opportunity, Manor Road, Chigwell



A unique development opportunity in the heart of Chigwell to build three detached properties. The plot has outline planning permission (EPF/2769/18) granted to demolish the existing property and build three detached dwellings ranging from 2314 square feet to 3422 square feet. They are set out as followed:

- Plot 1 - 4 bed House 2314 sq ft + Garage
- Plot 2 - 5 Bed House 3422 sq ft + Garage
- Plot 3 - 5 Bed House 2830 sq ft + Carport

Currently occupying this fantastic plot is a five bedroom detached family home spanning 3,486 square feet. It features a spacious driveway and a fabulous 'L' shape garden measuring over 200 feet in length. Manor Road, Chigwell is a short walk from the central line station and local facilities are within easy access.



With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Elliott Lawlor MNAEA & MARLA

contact@ejpr.co.uk

0208 0165 333

N
E
E
D

T
O

K
N
O
W

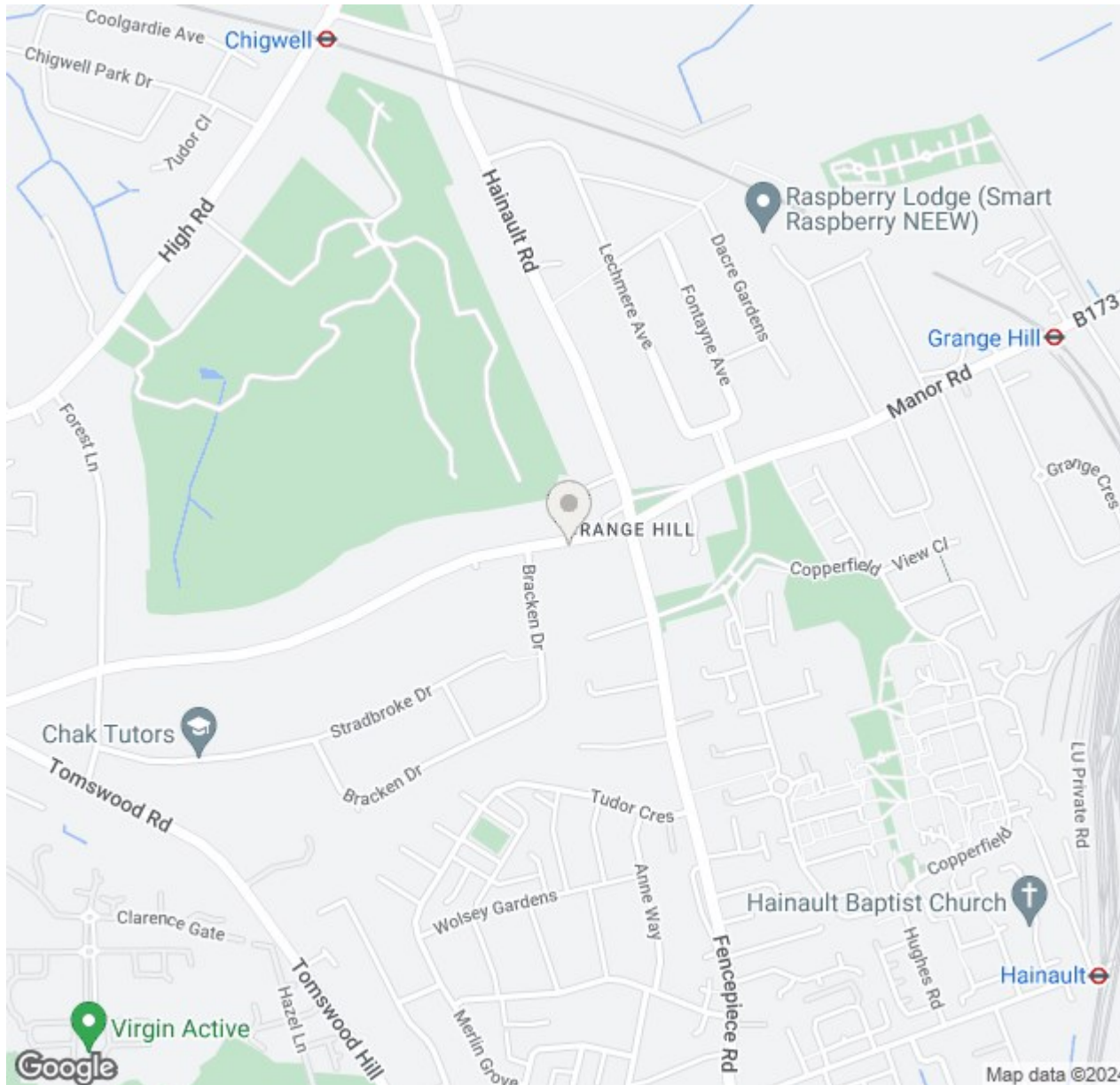
Sqft 2,314 - 3,422	Type Land - Building Plot	Style New Home
Bedrooms NA	Receptions NA	Bathrooms NA
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band New Build



elliott E J james



MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

Follow us on social media | Search 'ejpr165'



These particulars have been prepared with approximate measurements in good faith by Elliott James – Prime Residential with the assistance of the vendor. The intention is to provide a fair and accurate guide to the property. These details do not constitute or form any part of an offer or contract. All interested parties must verify for themselves the accuracy of the information provided. The structural condition of the property or the condition of the heating, plumbing or electrical installations or any appliances have not been checked or tested and suitable investigations by interested parties should be conducted prior to purchase.