



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

P R E S E N T S

Oakbrook
Oakbrook, Pudding Lane, Chigwell



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Elliott James are delighted to bring to the market this exciting and unique development opportunity.

Located on the out skirts of Chigwell the vendor has acquired in February 2024 planning permission to replace the current detached property with a 5,000 Sq Ft new build, Application reference EPF/0895/23.

Set within approximately 6.5 acres of land there are magnificent far reaching countryside views which include the outline of The City of London.

The grounds comprise of laid to lawn, lake, butterfly forest and two large separate commercial units that could be either changed into another residential property or added to the overall square footage of the existing house to create a truly magnificent family home subject to obtaining addition planning permission.

All viewings are strictly by appointment only.



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

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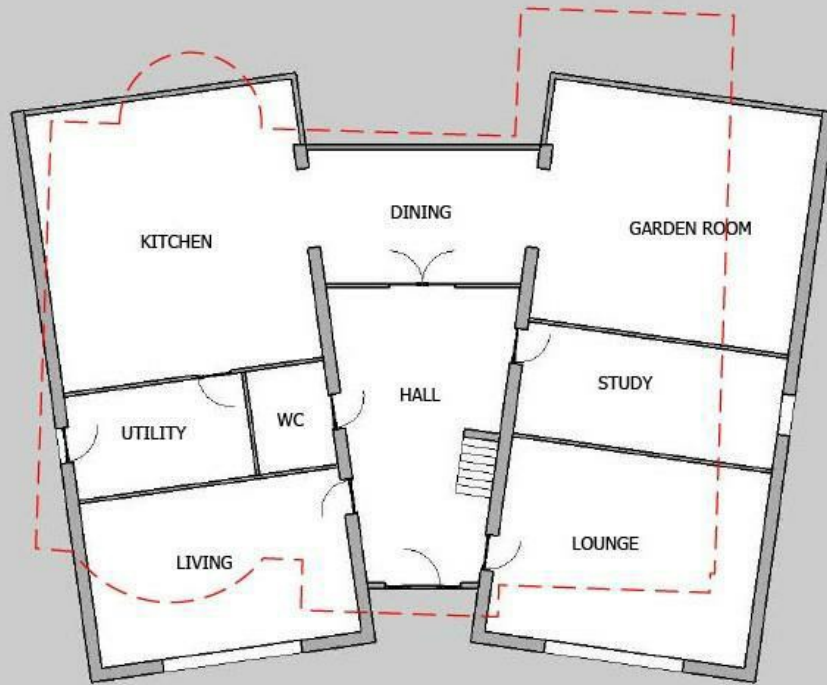
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Sqft Proposed 5,000 Sqft	Type House - Detached	Style Development Opportunity New Home
Bedrooms 5	Receptions 5	Bathrooms 5
Tenure Freehold	Local Authority EFDC	Tax Band H

PLANS

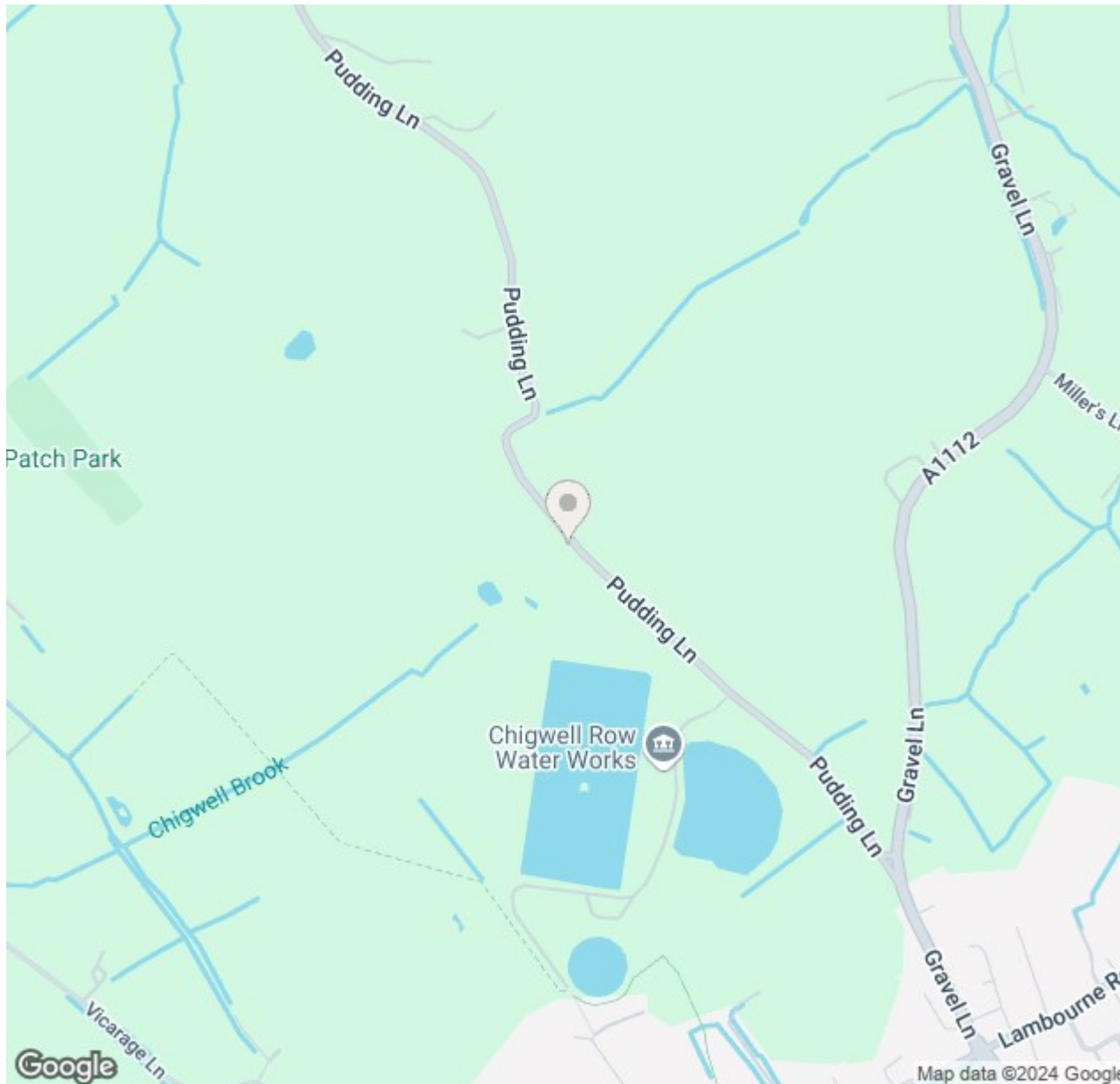


Proposed Ground Floor

Proposed First Floor



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		
		76
	56	
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	

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