



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

P R E S E N T S

Plot 2, 52 Traps Hill, Loughton



elliott **E | J** james

HOUSES • RESIDENTIAL

Plot 2, 52 Traps Hill, Loughton



PRIME DEVELOPMENT OPPORTUNITY— Plot 2, 52 Traps Hill, Loughton

Nestled in the desirable area of Loughton, Plot 2 at 52 Traps Hill presents an exceptional opportunity for those looking to create their dream home. This building plot spans an impressive 0.25 acres and has planning to build a 1,582 sq ft, three-bedroom, three-bathroom, detached bungalow.

As a new build property, this plot allows for modern design and construction techniques, ensuring energy efficiency and contemporary living standards. This is a rare chance to secure a prime piece of land in a sought-after area.

Please note: The area etched in blue is subject to separate negotiation and is not included in this listing.

Viewings will be conducted strictly by appointment



With over 20 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 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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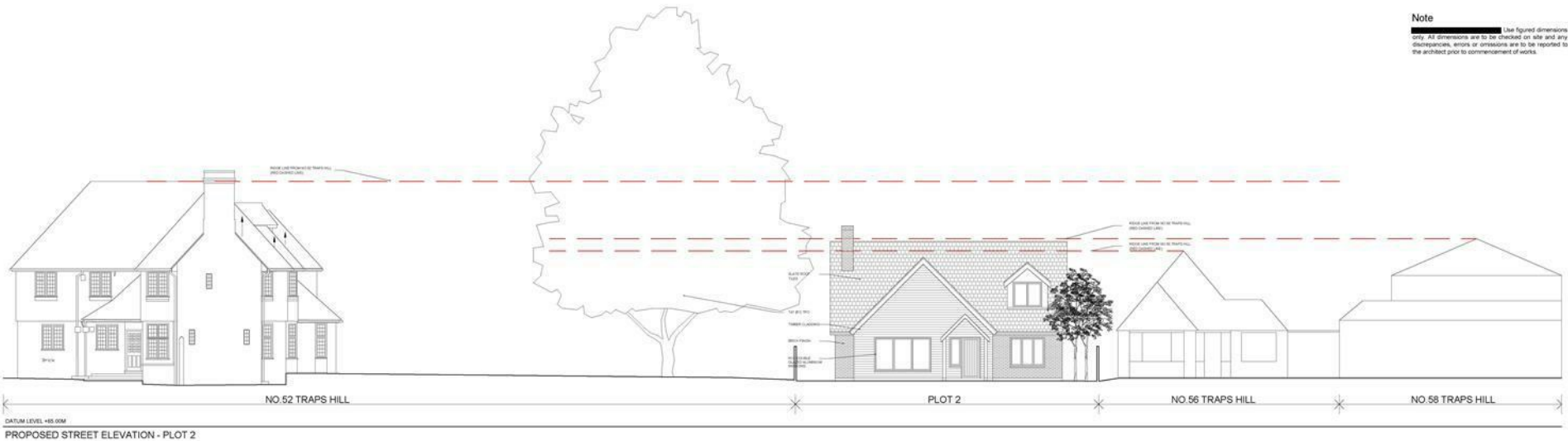
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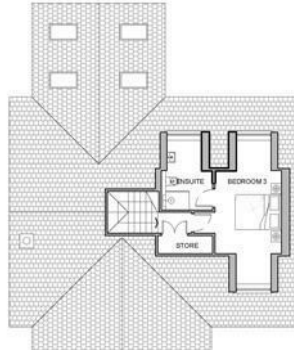
Sqft 1582.00 sq ft	Type Land - Building Plot	Style New Home
Bedrooms 3	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority EFDC	Tax Band New Build

PLANS

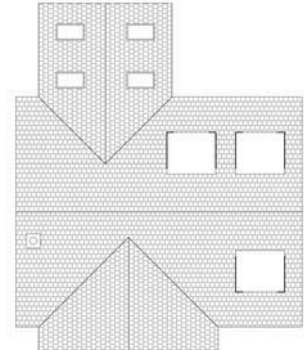
Note
Use figured dimensions only. All dimensions are to be checked on site and any discrepancies, errors or omissions are to be reported to the architect prior to commencement of works.



PROPOSED GROUND FLOORPLAN
FLOOR AREA - 119M²
TOTAL FLOOR AREA - 147M² / 1582FT²



PROPOSED FIRST FLOORPLAN
FLOOR AREA - 28M²



PROPOSED ROOFPLAN



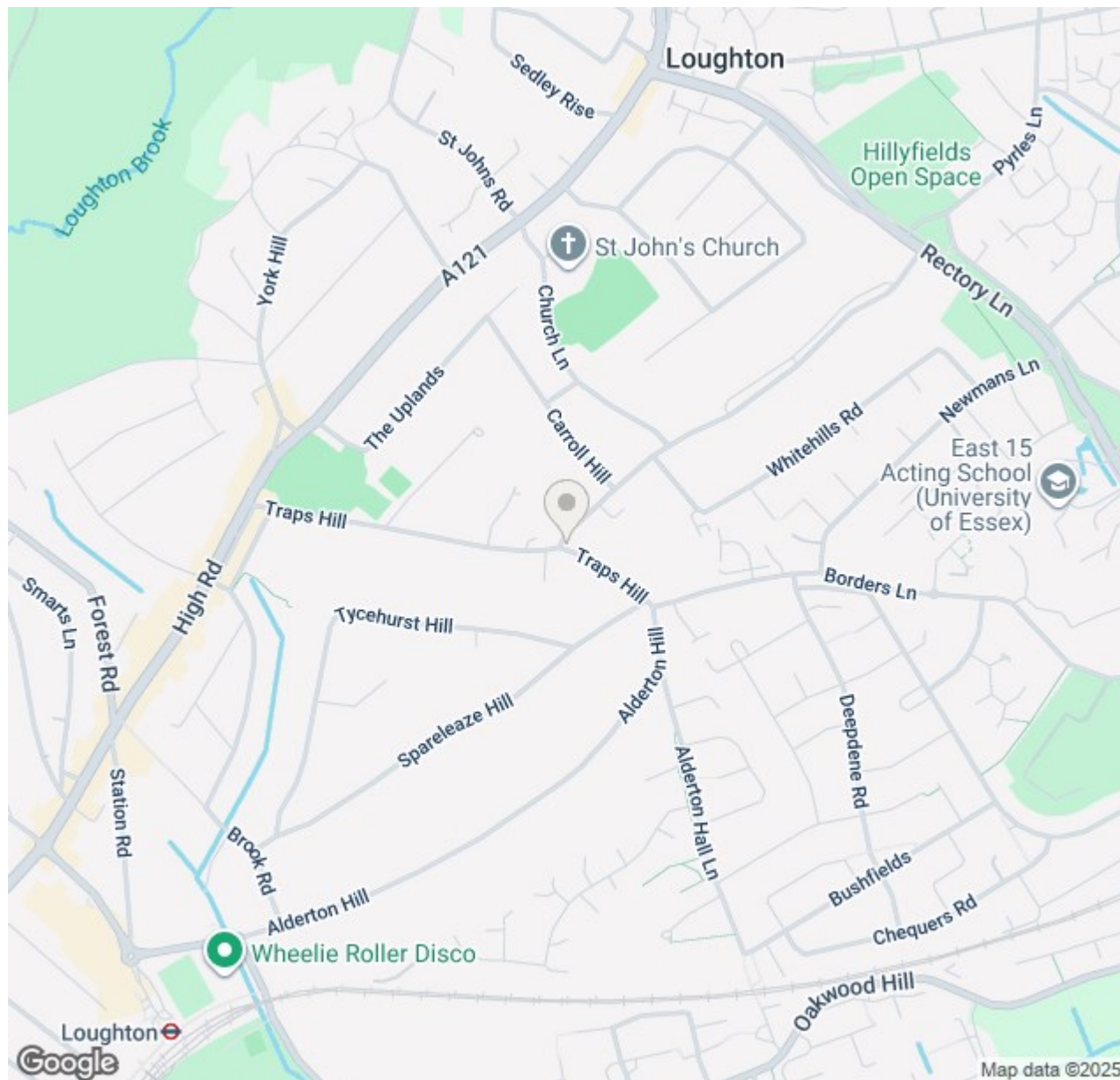
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PRIME RESIDENTIAL

Revised Design updated		Jan 2024	GP
Rev	Notes	Date	By
Planning			
 BB PARTNERSHIP CHARTERED ARCHITECTS			
Studios 33-34, 10 Hornsey St, London, N7 8EL Tel: 0207 7339 8555 - e-mail: archinfo@bbpartnership.co.uk			
Client Corinne Quinn and Keith Simmons			
Project Bordersmead 52 Traps Hill Loughfort			
Drawing Plot 2 - Plans and Elevation Proposals			
Date Aug 23	Scale 1:100	Drawn by GP	
dwg no 0522 - 201		Revision A	
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MAP & EPC



elliott  james

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