



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 1, 52 Traps Hill, Loughton



elliott **E | J** james

RESIDENTIAL

Plot 1, 52 Traps Hill, Loughton



PRIME DEVELOPMENT OPPORTUNITY— Plot 1, 52 Traps Hill, Loughton

Plot 1 at 52 Traps Hill offers a rare chance to create a bespoke residence in one of Loughton's most desirable locations. Set on approximately 0.26 acres of mature grounds, this substantial building plot has planning to build a 4,703 square feet, five-bedroom, four-bathroom detached home.

This new build opportunity invites the integration of contemporary architecture and energy-efficient construction, allowing you to craft a home that reflects both style and sustainability. The setting combines the tranquillity of suburban living with convenient access to excellent schools, local amenities, and transport links, making it ideal for families and professionals alike.

Whether your vision is a spacious family home or a sleek modern retreat, this plot provides the perfect foundation for your aspirations. Opportunities of this calibre in Loughton are increasingly rare, making this a compelling proposition for those seeking to build something truly special.

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.

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Sqft 4703.00 sq ft	Type Land - Building Plot	Style New Home
Bedrooms 5	Receptions 4	Bathrooms 4
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.



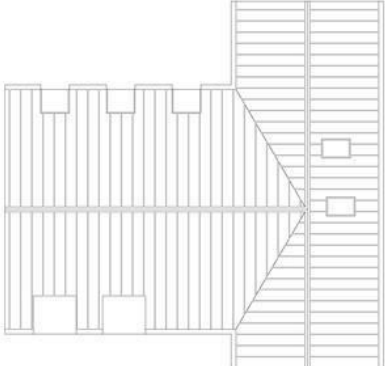
PROPOSED BASEMENT FLOORPLAN
FLOOR AREA - 132M²
TOTAL FLOOR AREA - 437M² / 4703FT²



PROPOSED GROUND FLOORPLAN
FLOOR AREA - 163M²



PROPOSED FIRST FLOORPLAN
FLOOR AREA - 142M²



PROPOSED ROOFPLAN



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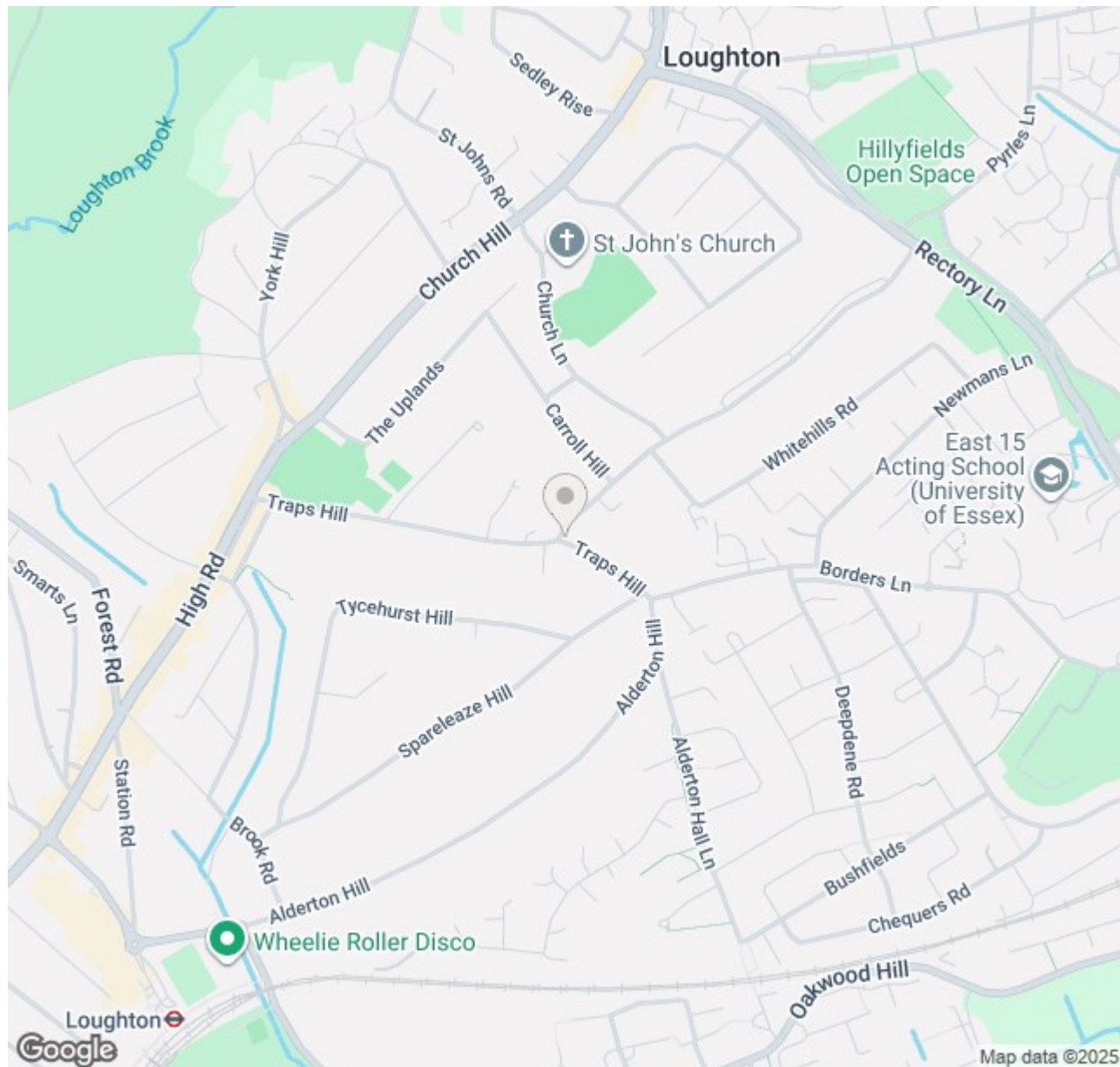
PRIME RESIDENTIAL



A		House Design updated	Jan 2024	SP
Rev.	Notes	Date	By	
Planning				
 BB PARTNERSHIP CHARTERED ARCHITECTS				
Studio 33-34, 10 Homsey St, London, N7 8EL Tel 020 7336 8555 - e-mail: archinfo@bbpartnership.co.uk				
Client Corinne Quinn and Keith Simmons				
Project Bordenmead 52 Traps Hill Loughboro				
Drawing Plot 1 - Plans and Elevation Proposals				
Date Aug 23	Scale 1:100	Drawn by SP		
dra no 0522 - 200		Revision A		
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MAP



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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.