

London IG10 - 113 Church Hill, Loughton, Essex IG10 1QR
Freehold Residential Block Development Opportunity



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



London IG10 - 113 Church Hill, Loughton, Essex IG10 1QR

Freehold Residential Block Development Opportunity



Investment Consideration:

- OIEO: £2,200,000
- VAT is NOT applicable to this property
- Comprises plot of land (0.32 acres) with planning approved for development of three-storey residential block consisting of 10 x 2-Bedroom Residential Apartments
- Total NIA once completed: 732.80 sq m (7,887 sq ft)
- The property would benefit from communal lift, cycle storage and 10 car parking spaces at rear
- Nearby occupiers include Sainsburys, Lidl and Esso Petrol Station, amongst others



London IG10 - 113 Church Hill, Loughton, Essex IG10 1QR

Freehold Residential Block Development Opportunity



Development Opportunity:

Planning approved on 22nd July 2021 for development of three storey residential block, consisting of 10 x 2-Bedroom residential flats. The property would benefit from communal lift, cycle storage and 10 car parking spaces at rear.

Total NIA once completed: 732.80 sq m (7,887 sq ft)

For more information, please refer to planning EPF/1471/19 on Epping Forest District Council portal - www.eppingforestdc.gov.uk



London IG10 - 113 Church Hill, Loughton, Essex IG10 1QR

Freehold Residential Block Development Opportunity



Approved Plans – Ground Floor:

Flat 1 - 71.00 sq m (764 sq ft)

Open plan kitchen/living area, 2 Bedrooms, Bathroom/WC
Bedroom 1 has en-suite bathroom

Flat 2 - 70.00 sq m (753 sq ft)

Open plan kitchen/living area, 2 Bedrooms, Bathroom/WC
Bedroom 1 has en-suite bathroom

Flat 3 - 67.00 sq m (721 sq ft)

Open plan kitchen/living area, 2 Bedrooms, Bathroom/WC

Flat 4 - 76.00 sq m (818 sq ft)

Open plan kitchen/living area, 2 Bedrooms, Bathroom/WC
Bedroom 1 has en-suite bathroom

Total NIA: 284 sq m (3,057 sq ft)



London IG10 - 113 Church Hill, Loughton, Essex IG10 1QR

Freehold Residential Block Development Opportunity



Approved Plans – First Floor:

Flat 5 - 71.00 sq m (764 sq ft)

Open plan kitchen/living area, 2 Bedrooms, Bathroom/WC
Bedroom 1 has en-suite bathroom

Flat 6 - 70.00 sq m (753 sq ft)

Open plan kitchen/living area, 2 Bedrooms, Bathroom/WC
Bedroom 1 has en-suite bathroom

Flat 7 - 70.40 sq m (758 sq ft)

Open plan kitchen/living area, 2 Bedrooms, Bathroom/WC

Flat 8 - 76.00 sq m (818 sq ft)

Open plan kitchen/living area, 2 Bedrooms, Bathroom/WC
Bedroom 1 has en-suite bathroom

Total NIA: 287.40 sq m (3,093 sq ft)



London IG10 - 113 Church Hill, Loughton, Essex IG10 1QR

Freehold Residential Block Development Opportunity



Approved Plans – Second Floor:

Flat 9 - 78.00 sq m (840 sq ft)

Open plan kitchen/living area, 2 Bedrooms, Bathroom/WC
Bedroom 1 has en-suite bathroom

Flat 10 - 83.40 sq m (898 sq ft)

Open plan kitchen/living area, 2 Bedrooms, Bathroom/WC
Bedroom 1 has en-suite bathroom

Total NIA: 161.40 sq m (1,738 sq ft)

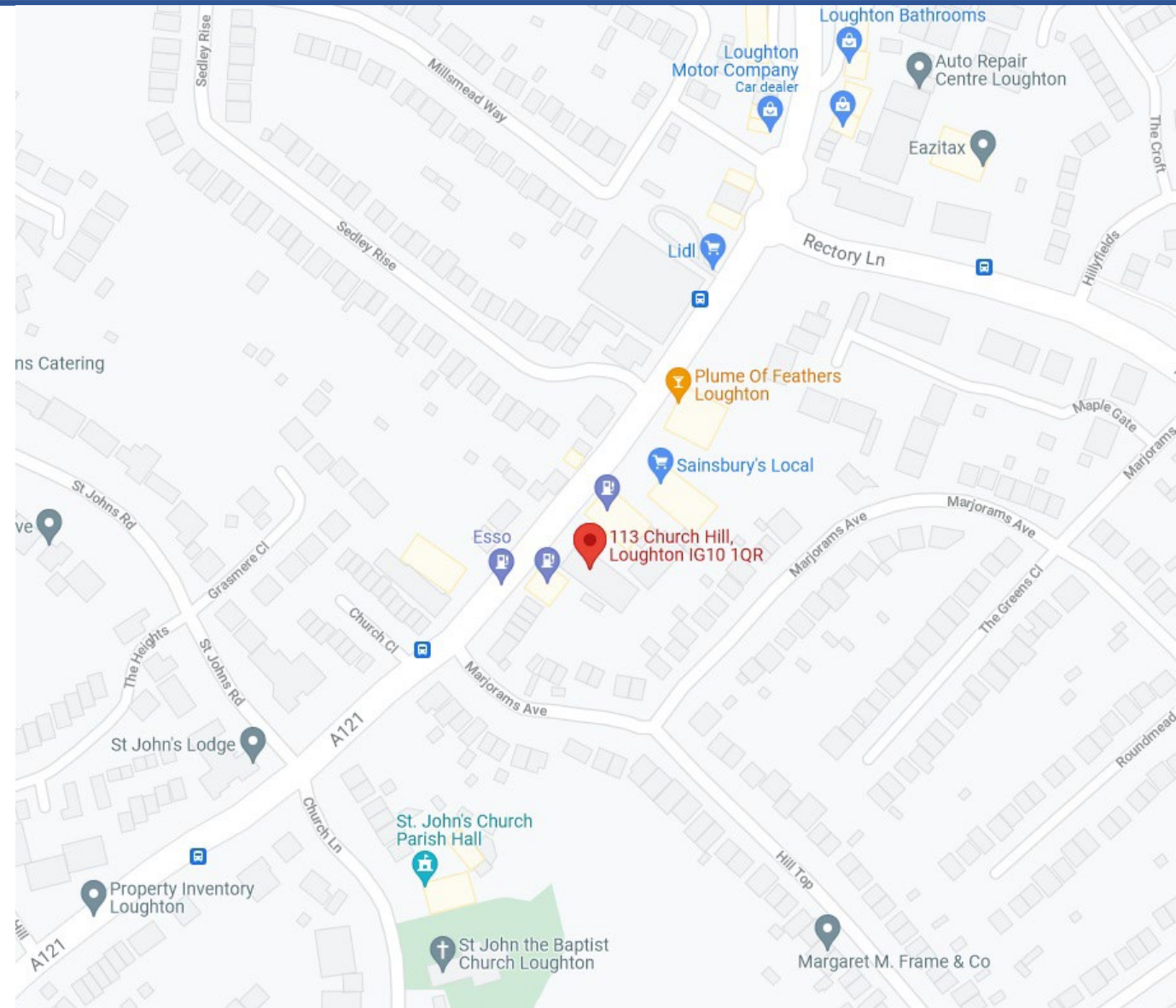


London IG10 - 113 Church Hill, Loughton, Essex IG10 1QR Freehold Residential Block Development Opportunity



Location:

Loughton is a town and civil parish in the Epping Forest District of Essex. Part of the Greater London Urban Area, the town borders Chingford, Waltham Abbey, Theydon Bois, Chigwell and Buckhurst Hill, and 12 miles northeast of Charing Cross. Junction 5 (south) of the M11 motorway linking Cambridge to London is accessed at Loughton's eastern boundary. Loughton is served by both Loughton tube station and, further north-east, Debden tube station, both served by the Central line of the London Underground. Nearby occupiers include Sainsburys, Lidl and Esso Petrol Station, amongst others.



London IG10 - 113 Church Hill, Loughton, Essex IG10 1QR

Freehold Residential Block Development Opportunity

Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.