

48 Russell Road,
Buckhurst Hill, Essex, IG9 5QE

Introduction

A rare freehold development opportunity for sale just a short walk from Buckhurst Hill's vast array of shops on Queens Road.

A freehold 0.13-acre site that benefits from detailed planning consent to construct a thoughtfully considered, three-unit residential scheme. The site is centrally located within Buckhurst Hill, just 0.5 miles from Buckhurst Hill Central Line Station.





Executive Summary

A freehold 0.13-acre site that benefits from detailed planning consent to construct a thoughtfully considered, three-unit residential scheme.

The proposed residential scheme provides a GIA of 3,229 sq. ft. / 300 sq. m.

The site is located within a short walk of Buckhurst Hill's range of shops on Queens Road and is just 0.5 miles from Buckhurst Hill train station.

The site is located within a residential area and is within walking distance of a variety of shops, restaurants & pubs.

The proposed scheme consists of three x private luxury apartments.

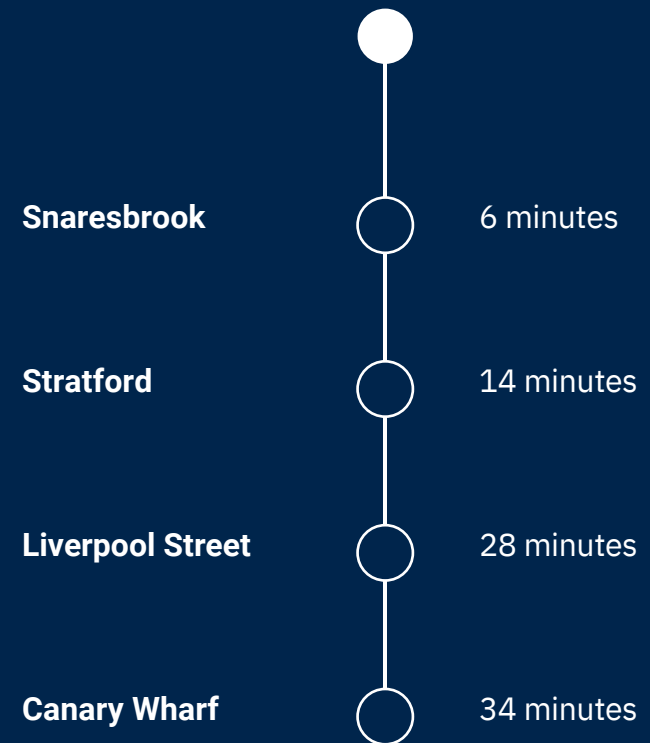
Location

Situated on Russell Road, the site is within walking distance of an abundance of restaurants, shops, pubs & transport links.

The site is located on a prestigious road within Buckhurst Hill, an exclusive town within Essex, 10.6 miles to the northeast of Liverpool Street station. It has excellent transport links with Buckhurst Hill Station being 0.5 miles from the site giving direct access to Liverpool Street within 28 minutes. The M11 and M25 motorways are within easy reach and there are several excellent schools, greenspaces, shops, supermarkets and shopping centres within the immediate vicinity.

Connectivity

Buckhurst Hill Station



48 Russell Road

The Three Colts

Palmerston Road

Queens Road

Buckhurst Hill Central Line Station



Planning

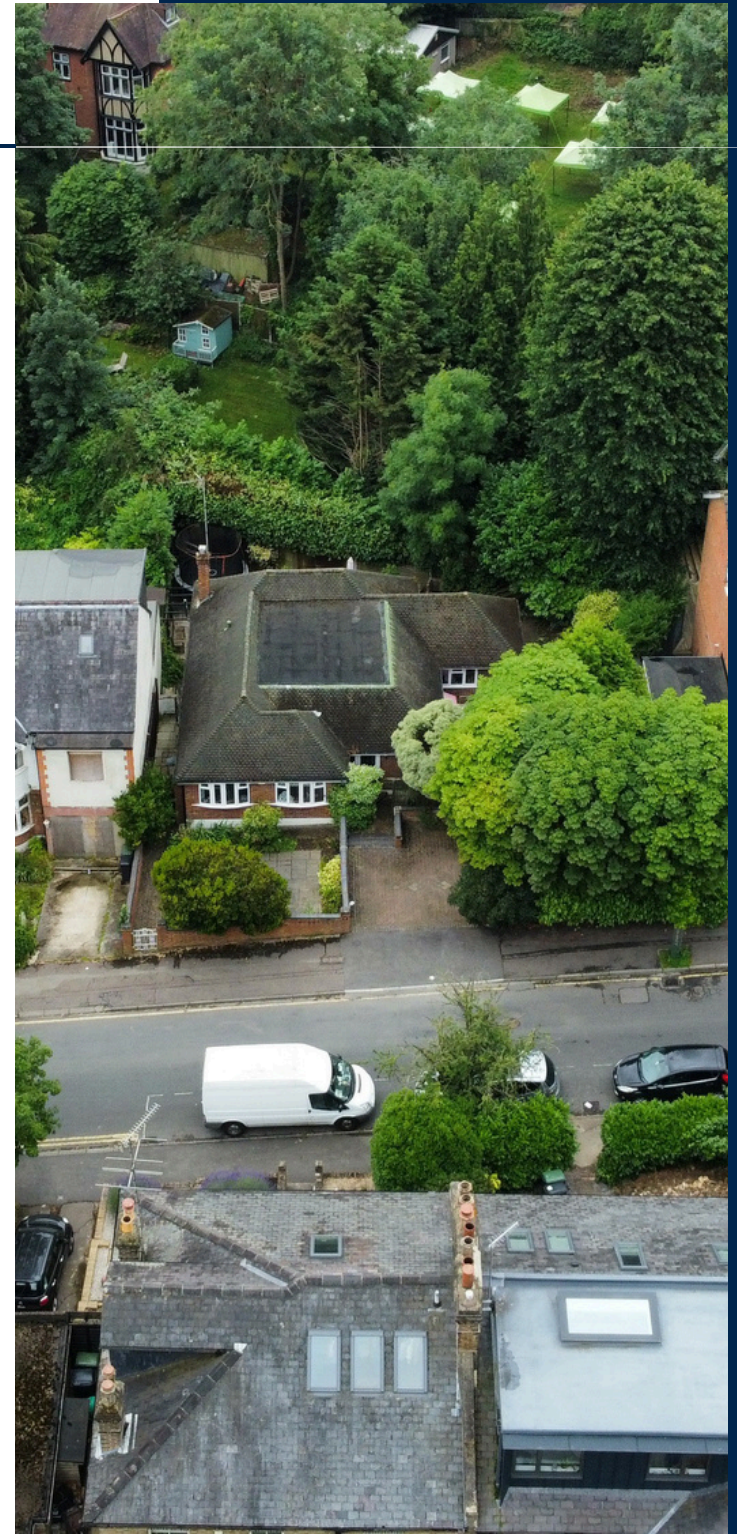
The proposal is for the redevelopment of the site to provide three residential units.

The development will involve the demolition of the existing property and the erection of three residential units across three storeys.

The new homes are proposed to meet or exceed Nationally Described Space Standards and all new homes are proposed to meet building regulations Part M4(2) standards and the London Plan.

The scheme has been granted for fully private residential units.

There has been a positive appeal response to a five-unit alternative scheme. This extended scheme was considered acceptable on all matters other than two apartments requiring more square footage.



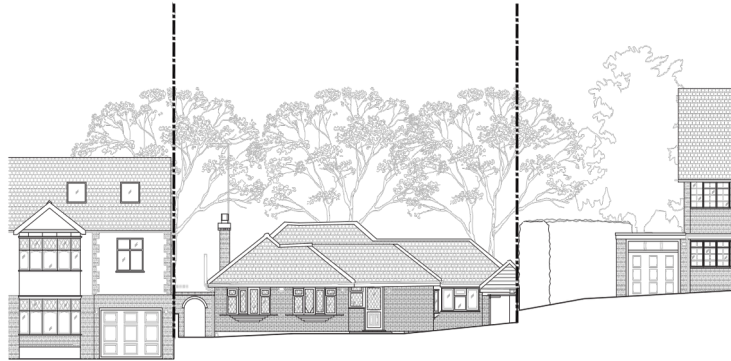
Schedule of Accommodation

Date of report: July 2024 **Priced by:** Butler & Stag - Land and New Homes

Plot No:	Floor	Type	Outside Space	Parking	Sq Mtr	Sq Ft
1	Ground	2B 4P	12m2	1	120	1,292
2	First	2B 4P	6m2	1	120	1,292
3	Second	1B 2P	12m2	1	60	646
TOTALS					300	3,229

Comments: The prices quoted in this schedule are our opinion of net achievable prices in today's market, taking into account the plans and specification provided or if one has not been provided we have assumed a satisfactory specification for a scheme of this nature and that they will benefit from good quality marketing material and a finished unit. They are given in good faith and for your company's exclusive use and do not represent a formal valuation for a loan or bank security. They should not be disclosed to a third party without prior written consent. We have assumed that all the necessary planning and building regulations will be sought and adhered to.

Existing elevations



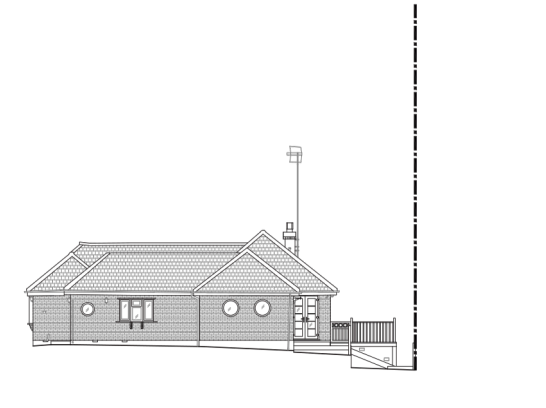
Existing North Elevation



Existing East Elevation



Existing South Elevation



Existing West Elevation

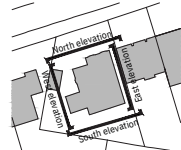


Notes

1. Drawing used for the status indicated only.
2. All dimensions and setting out shall be checked and confirmed and only discrepancies to be reported to the Architect prior to commencement of any work.
3. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards.

4. Drawing to be read in accordance with relevant consultants and subcontractors drawings and specifications.
5. This drawing is the property of Clear Architects Ltd and is not to be used in whole or in part without written consent.

Key plan



No	Revision	Date	Drawn By	Checked By
-	Issued to Planning	07/09/18	--	---
-	Revised to show neighbours approved extensions as per planning officers request	16/01/20		
A		28/07/21	BF	

Project	Title
48 Russell Road Buckhurst Hill IG9 5QE	Existing Elevations
Client Private Client	Drawing Status Planning
Scale 1:100	Sheet A1
Date Seph-18	Drawing No. 318-EX-03
Drawn By TB	Checked By AB
Rev A	

Site Boundary:

--- Site boundary referenced from OS Map.
 - Site boundary assumed and indicated as shown based on interpretation of Land Registry title plan supplied by Client and topographical survey.
 - Should exact delineation of boundary be required then a third party boundary professional must be appointed.

clear.

The Studio
38 Church Hill
Loughton
Essex, IG10 3LA
Tel +44 (0)208 502 5585
www.cleararchitects.co.uk

© Clear Architects Ltd

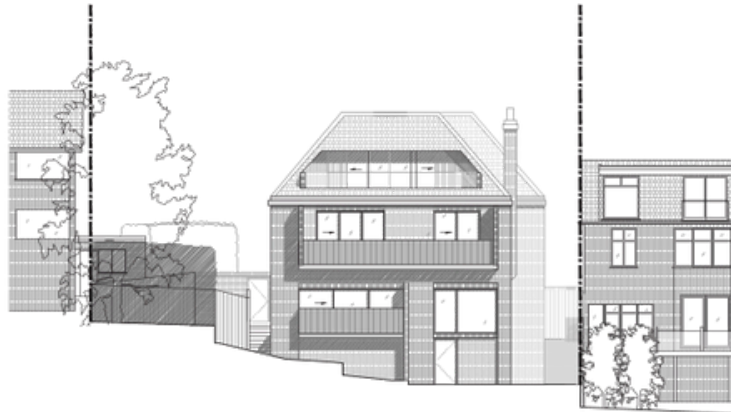
Proposed elevations



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



Site Boundary:

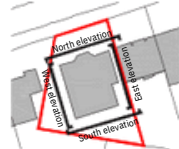
- Site boundary referenced from OS Map
- Site boundary assumed and indicated as shown based on interpretation of Land Registry site plan supplied by Client and topographical survey
- Should exact clarification of boundary be required then a third party boundary professional must be appointed

Notes

- Drawing used for the status indicated only
- All dimensions and setting out shall be checked and confirmed and only discrepancies to be reported to the Architect prior to commencement of any work
- All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards

- Drawing to be read in accordance with relevant consultants and subcontractors drawings and specifications
- This drawing is the property of Clear Architects Ltd and is not to be used in whole or in part without written consent

Key plan



No	Revision	Date	Drawn By	Checked By
-	Issued to Planning	22/03/18	JF	MC
A	Revised to show neighbours approved extensions as per planning officers request	28/07/21	BF	-

Project
48 Russell Road
Buckhurst Hill
IG9 5QE

Client
Private Client

Scale 1:100
Sheet A1
Date Mar-18

Title
Proposed Elevations

Drawing Status
Planning

Drawing No.
318-PL-16

Drawn By
JF
Checked By
MC
Rev
A

clear.

The Studio
38 Church Hill
Loughton
Essex, IG10 3LA
Tel +44 (0)208 502 5585
www.cleararchitects.co.uk

© Clear Architects Ltd

Street elevations



Proposed Street Elevation



Existing Street Elevation



Notes

1. Drawing used for the status indicated only.
2. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work.
3. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards.

4. Drawing to be read in accordance with relevant consultants and subcontractors drawings and specifications.
5. This drawing is the property of Clear Architects Ltd and is not to be used in whole or in part without written consent.

No	Revision	Date	Drawn By	Checked By
-	Issued to Planning	22/03/18	JF	MC
A	Revised to show neighbours approved extensions as per planning officers request	28/07/21	BF	-

Project
48 Russell Road
Buckhurst Hill
IG9 5QE

Client
Private Client

Scale 1:100
Sheet A1
Date Mar-18

Title
Proposed & Existing Street
Elevation

Drawing Status
Planning

Drawing No.
318-PL-12

Drawn By
JF

Checked By
MC

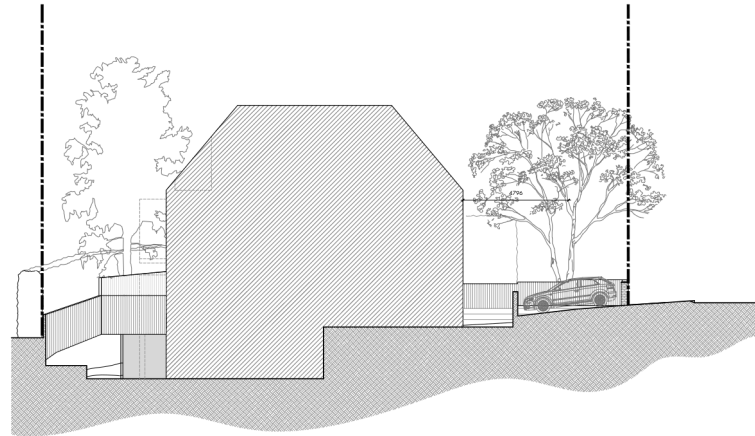
Rev
A

clear.

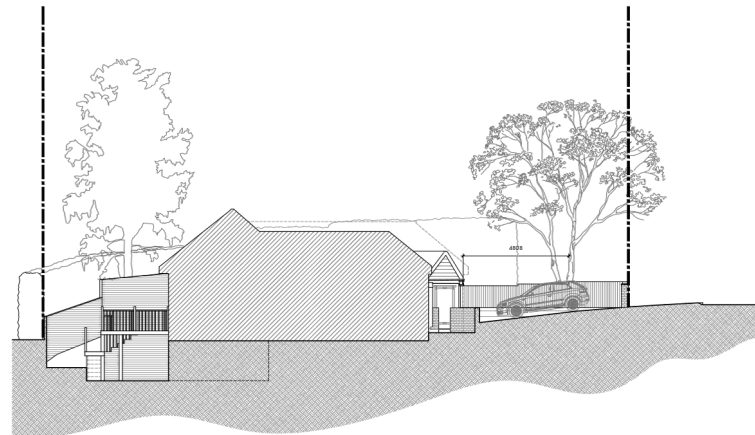
The Studio
38 Church Hill
Loughton
Essex, IG10 3LA
Tel +44 (0)208 502 5585
www.cleararchitects.co.uk

© Clear Architects Ltd

Section plans

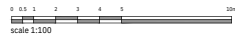


Proposed Section A-A

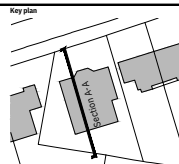


Existing Section B-B

Site Boundary:
 - Site boundary referenced from OS Map
 - Site boundary assumed and indicated as shown based on interpretation of Land Registry site plan supplied by Client and topographical survey.
 - Should exact clarification of boundary be required then a third party boundary professional must be appointed.



- Notes**
- Drawing used for the status indicated only
 - All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
 - All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
 - Drawing to be read in accordance with relevant consultants and subcontractors drawings and specifications
 - This drawing is the property of Clear Architects Ltd and is not to be used in whole or in part without written consent



Revisions

No	Revision	Date	Drawn By	Checked By
1	Issued to Planning	22/03/18	JF	MC

Project
 48 Russell Road
 Buckhurst Hill
 IG9 5QE

Title
 Proposed & Existing Section A-A

Client
 Private Client

Drawing Status
 Planning

Drawn By
 JF

Scale 1:100
Sheet A1
Date Mar-18

Drawing No. 318-PL-17
Checked By MC
Rev

clear.

The Studio
 28 Church Hill
 Loughton
 Essex, IG10 1LA
 Tel +44 (0)2060 902 5585
 www.cleararchitects.co.uk

© Clear Architects Ltd

Next steps

Proposal

The freehold is for sale and offers are invited over £1,000,000 subject to contract.

VAT

The property is not elected for VAT.

Data Room

Please get in contact with the team to discuss access to the data room.

To learn more, please get in touch with a member of the team on:

020 454 2999

BUTLER & STAG

LAND & NEW HOMES



Neil Leahy
Director, Land & New Homes

020 4542 2999
neil.leahy@butlerandstag.com



Ted Rayment
Associate

020 4542 2999
ted.rayment@butlerandstag.com



A proud member of



**LAND & NEW HOMES
NETWORK**