

The property is offered for sale in the forthcoming Savills Auction on 20th September 2023, unless sold prior



Proposed Development

Land Rear of 287 to 291 High Street, Epping, CM16 4DA
Residential Development Opportunity **Offered for Sale**

GLPG



Summary

Freehold site with planning consent to create a brand-new development comprising 5 apartments on High Street, Epping

- ▶ The site extends to approx. **0.07 acres** and comprises an unused courtyard
- ▶ Planning permission has been granted for two buildings, one three-storey and one two-storey building, accommodating **5 apartments**
- ▶ The development consists of **4 x 1-bedroom and 1 x 2-bedroom apartments** with communal open space and **6 cycle spaces**
- ▶ The **total proposed NSA** is approx. 253 sqm (2,723 sqft)
- ▶ The site is conveniently located to the rear of the bustling High Street and is just a **13-minute walk from Epping Underground Station**



North West Elevation



Description

The site itself is located to the rear of an existing and recently developed retail unit with residential upper parts fronting Epping High Street.

The site can be accessed from the High Street through the passage measuring circa 1.3m in width. The courtyard is currently vacant and overgrown.

The site now benefits from planning consent to construct five brand-new apartments over two buildings creating 253 sqm (2,723 sqft) of new residential accommodation.

The property is for sale freehold by way of informal tender (unless sold prior) at Offers Over £450,000, subject to contract.

Location

Epping is a charming town located in the Epping Forest District of Essex. Situated on the northeastern edge of Greater London, it offers a perfect blend of rural tranquillity and urban convenience.

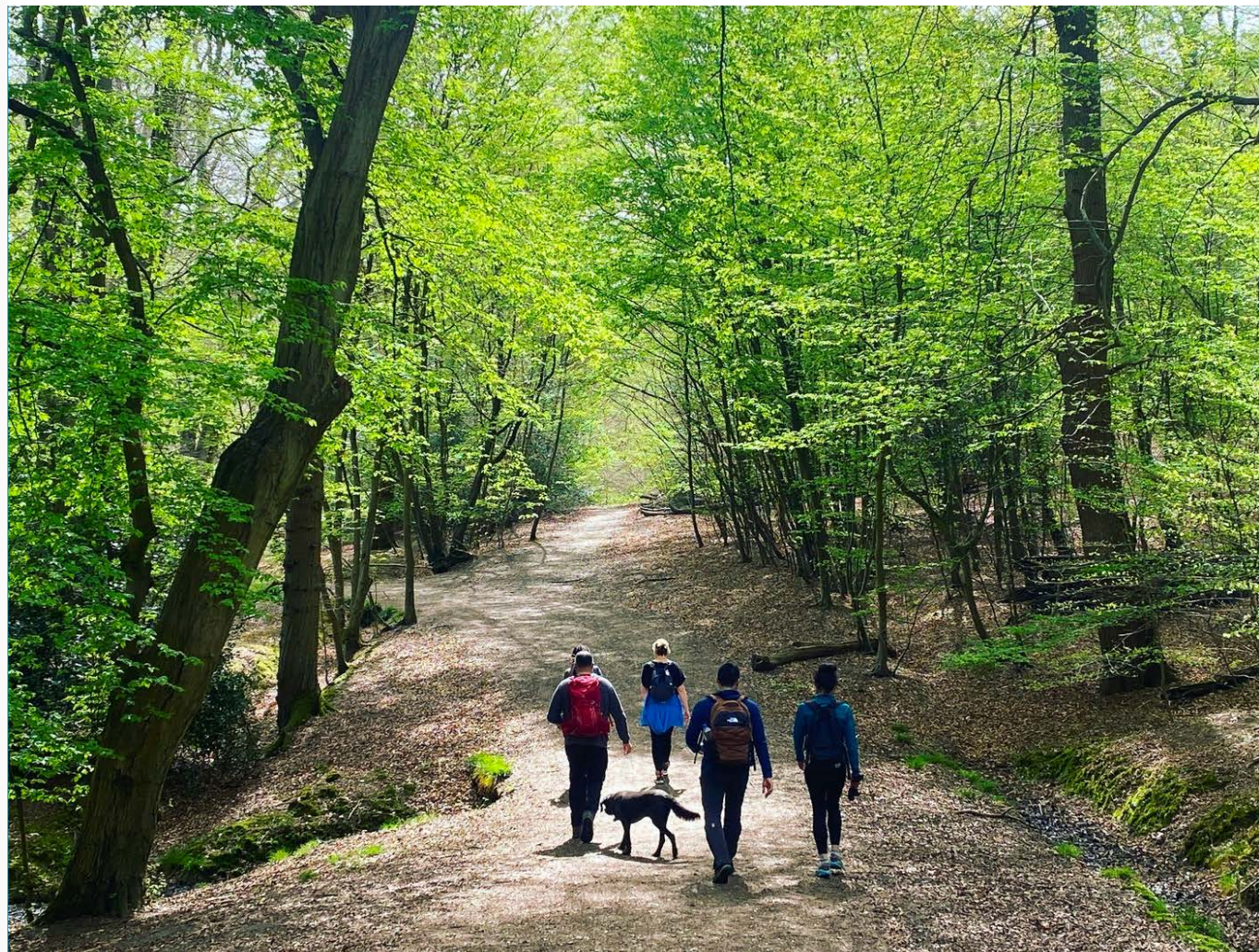
The site is located at the Epping High Street where plenty of restaurants, cafés, independent boutiques and convenience shops can be found.

Epping Forest is located 1.3 miles from the site and provides countless opportunities for outdoor activities.

Epping town has excellent transport links. The site is only 0.6 miles from Epping Underground Station, with a 31-minute journey into Stratford and a 47-minute journey into Oxford Circus.

Key Distances

- **Natwest Epping:** 75 feet
- **M&S Simply Food:** 500 feet
- **Epping Sports Centre:** 0.4 miles
- **The Tower School:** 0.5 miles
- **St Margaret's Hospital:** 0.5 miles
- **Epping Station:** 0.6 miles
- **Epping Forest:** 1.3 miles





Epping Forest

Theydon Bois Golf Club

Epping Sports Centre

Tesco Superstore

St John's Church

287-291 High Street

M&S Simply Food

GAIL's Bakery

High Street

Epping Forest District Council

Epping Station

Planning

The site has planning permission (Ref: EPF/2052/22 - Epping Forest District Council) for 2 buildings consisting of 5 apartments with communal open space, landscaping and associated works.

An Access Agreement with a neighbouring property is now in place to utilise car parking spaces to the rear of the site during construction. More information can be found in the dataroom.

Development Summary:

- ▶ One three-storey and one two-storey building
- ▶ 4 x one-bedroom and 1 x two-bedroom apartments
- ▶ 6 cycle spaces
- ▶ A communal outdoor space with seating
- ▶ Proposed materials are sensitive to the surrounding buildings

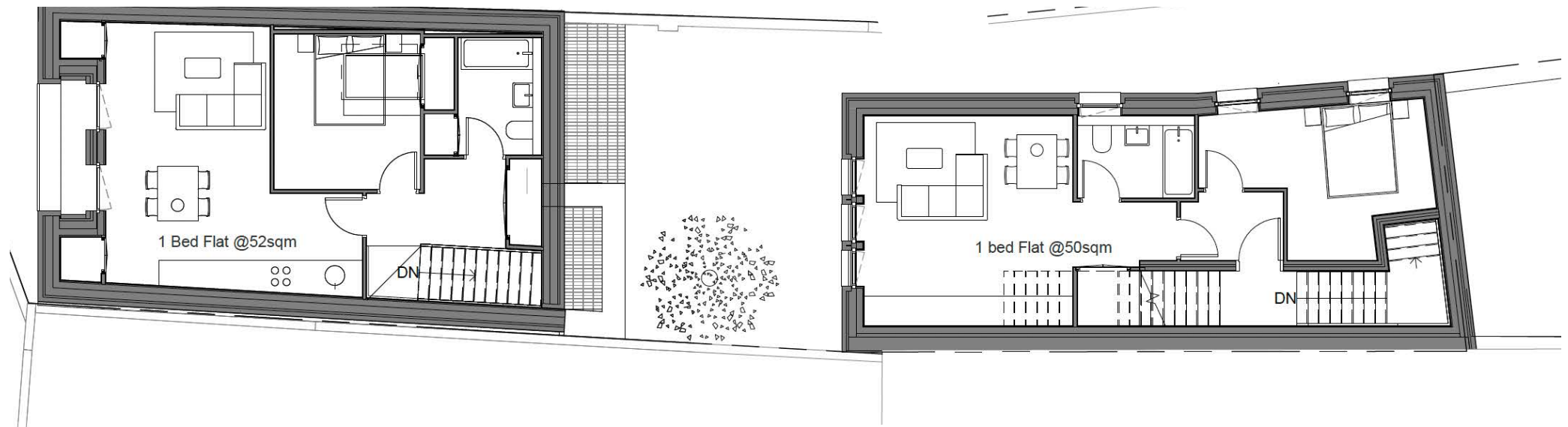
Residential Accommodation Schedule

APARTMENT	BEDS	FLOOR	SQM	SQFT
1	2	Ground	61	657
2	1	Ground	40	431
3	1	First	52	560
4	1	First	50	538
5	1	Second	50	538
TOTAL			253	2,723

Section 106 Contributions (Indexed)

CONTRIBUTION	COST
Air Pollution	£1,675.00
Monitoring	£546.90
Recreation	£9,263.15
TOTAL	£11,485.05

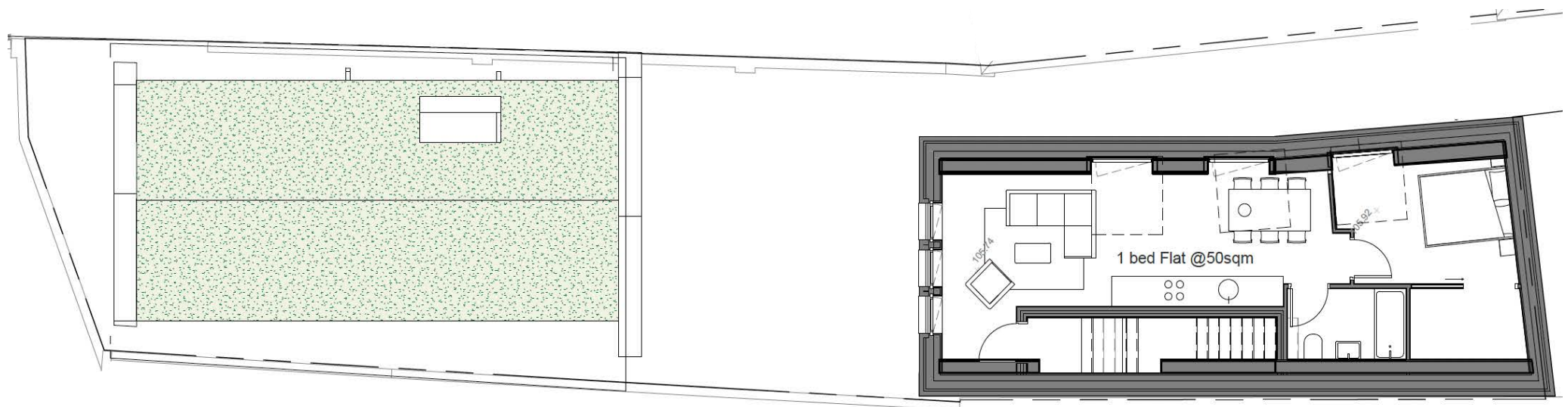
Proposed Ground Floor Plan



Proposed **First Floor Plan**



Proposed **Second Floor Plan**



Method of Sale

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VAT

It is our understanding that the property is not elected for VAT. However, we encourage all interested parties to carry out their own due diligence to confirm this.

Further Information

Further information and associated documents can be found by visiting: www.glpq.co.uk/properties/HSepping/

Data Room Access Code: HIGHSTREET (case sensitive)

Debt Advisory

GLPG's Debt Advisory Team, **GL Capital**, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the GL Capital team on 0203 089 0695 or email finance@glpg.co.uk.

Contact

For further information or to arrange an inspection, please contact the sole agent, GLPG or a member of our team below:

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.