



All enquiries Ref: Thomas Mason



- **Substantial freehold development site**
- **Planning permission granted, partially built, and requiring completion for the erection of family mansion with over 9,400 sq. ft. of living space**
- **Finance option available**
- **Full vacant possession**

**Location:**

The site is situated on Tomswood Road close to its junction with New Forest Lane. Public transport links are well provided with both Grange Hill and Hainault London Underground Stations (Central Line) within close proximity, together with a network of local bus services serving the surrounding vicinity. An extensive range of shopping amenities, bars and restaurants can be found locally, and nearby recreational pursuits include Claybury Park and Chigwell Golf Club.

**Description:**

Freehold development site with planning permission granted for the erection of a substantial family mansion, arranged over four floors, providing over 9,400 sq. ft. of living space. The development has been started with three floors built, including the basement, and now provides the opportunity for a new owner to complete to their own specification both externally and internally.

**Planning:**

Planning permission was granted by Epping Forest District Council upon appeal on 25th January 2024 for the demolition of existing bungalow and erection of a new house in accordance with the application Ref EPF/1098/22. Prospective purchasers must rely upon their own enquiries with regards to all aspects of planning.



**Proposed Accommodation:**

- Second floor: Two bedrooms with en-suite
- First floor: Four bedrooms with en-suite
- Ground floor: Open plan reception room/kitchen, two further reception rooms, spice kitchen, cloakroom/WC
- Basement: Gym, cinema, indoor swimming pool
- Outside: Front driveway, rear garden, garage

**Note:**

The vendor is able to offer a finance option to allow an extended completion period, if required, which can be arranged directly with the sellers' solicitors after the standard auction exchange. For further information please refer to the legal documentation.

**To view:**

Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.



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