



Former Queen Elizabeth Riding School, Forest Side, Chingford E4 6BA

Summary

- Vacant former riding stables and associated land on a 0.45 acre site
- Planning permission for 9 residential units (2 x 3 bed houses and 7 x apartments) totalling 8,542ft²
- Sought after residential location, close to Epping Forest and within walking distance of Chingford Overground station
- Offers in the region of £1,750,000 for the freehold interest

Description

The existing property comprises a former riding school consisting of derelict buildings, stables and associated land positioned on a 0.45 acre site.

Formerly known as The Queen Elizabeth Riding School, it ceased trading in 2013.

Location

The property is located on Forest Side, a mainly residential road within the affluent area of Chingford.

The property is well located for several public parks and open spaces, including Epping Forest and Chingford Plain.

The closest shops and amenities are located on Station Road, circa 0.4 miles from the property.



Approved Accommodation Schedule

Unit	Floor	Description	GIA m ²	GIA ft ²
1	Ground & First	3 Bedroom 5 Person Semi-Detached House	103.0	1,109
2	Ground & First	3 Bedroom 5 Person Semi-Detached House	103.0	1,109
3	Ground	2 Bedroom 3 Person Apartment (WC)	75.2	809
4	Ground	3 Bedroom 5 Person Apartment	87.6	943
5	First	2 Bedroom 4 Person Apartment	75.2	809
6	First	3 Bedroom 5 Person Apartment	87.6	943
7	Second	2 Bedroom 4 Person Apartment	87.2	939
8	Second	3 Bedroom 5 Person Apartment	87.6	943
9	Third	2 Bedroom 4 Person Apartment	87.2	939
Total			793.6	8,542

Planning

Planning permission was granted on 29th February 2024 (app ref: 222487) for the demolition of the existing buildings and erection of 9 x residential units comprising 7 x apartments (4 x 2 bed and 3 x 3 bed) and 2 x 3 bedroom houses totalling 8,542ft².

All apartments are for private sale and the development will benefit from 7 car parking spaces. All of the units benefit from private amenity space, including gardens for the ground floor apartments and houses.

A CIL liability of circa £125,000 is applicable and S106 contributions of £21,123 are payable.



Tenure

The property is being sold freehold with vacant possession upon completion.

VAT

We understand the property is elected for VAT.

Terms

Offers in the region of £1,750,000 for the freehold interest.

Contact

To discuss any aspect of this property or the disposal process, please contact the seller's agents:

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