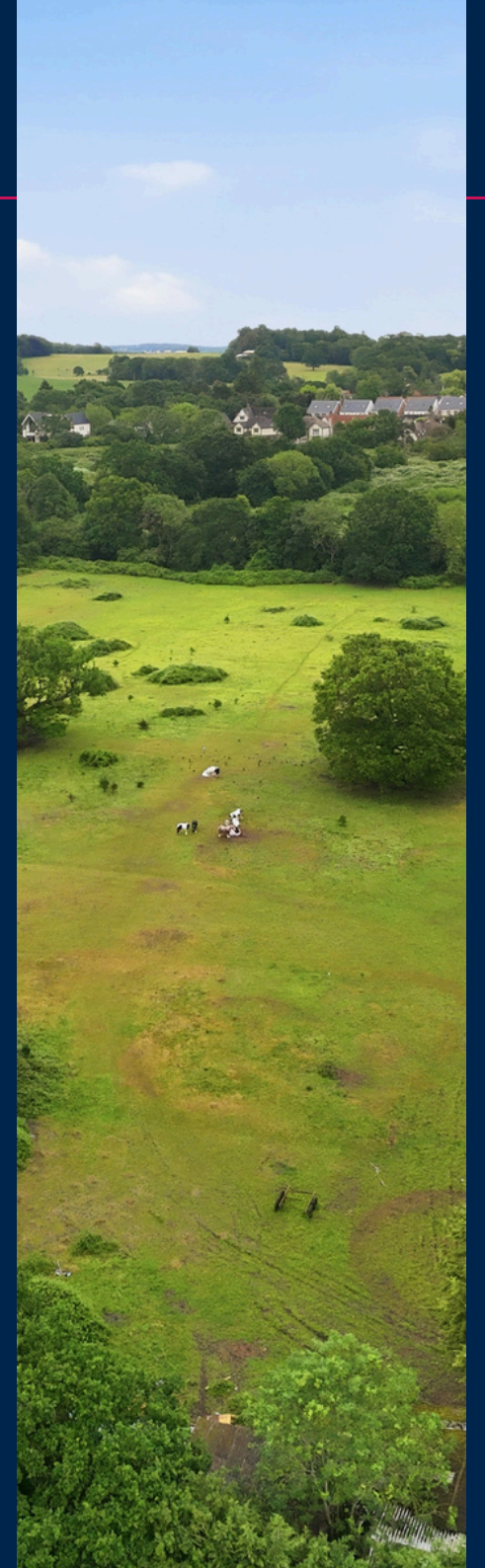


BUTLER & STAG
LAND & NEW HOMES

Twin Oaks Farm

Stapleford Abbots, RM4

*Presenting a rare freehold
commercial land opportunity
in the sought-after location
of Stapleford Abbots.*





Executive Summary

This substantial site extends to approximately 8.58 acres and offers significant scope for development.

The land benefits from prior approval granted via Class Q for the conversion of existing barns to 5 units, providing an excellent foundation for those seeking to create a bespoke commercial or mixed-use scheme (subject to further planning permissions where required).

The site currently comprises a collection of versatile outbuildings, including traditional barns, stables, a cottage and mobile homes that are also two residential units, all of which are accessed via secure gated entry directly from Oak Hill Road. This established access point ensures both privacy and convenience for future occupants or commercial operations. The arrangement and scale of the existing structures present a variety of options for creative redevelopment or adaption, making the property suitable for a wide range of commercial uses.



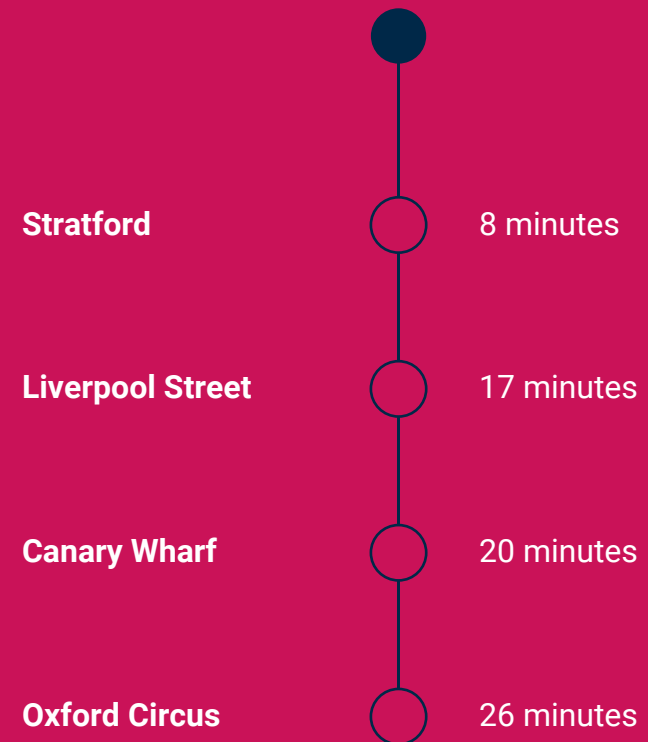
Location

Situated in the sought-after RM4 area of Stapleford Abbots. This location offers a semi-rural setting with excellent transport links, nearby amenities, and access to open green spaces.

Stapleford Abbots offers an attractive blend of countryside living and excellent connectivity. The village is well placed for access to Central London via nearby stations at Romford, Harold Wood, and Epping, while the M25, M11, and A12 provide convenient road links across London and the South East. Residents enjoy a strong community atmosphere, local pubs, open countryside, and access to a wide range of shopping, dining, and leisure facilities in nearby Romford and Epping, making it a popular choice for families and commuters alike.

Connectivity

Romford Elizabeth Line Station





Opportunity

The existing prior approval under Class Q allows for immediate progression with conversion works, while the considerable land area provides further development potential, subject to the necessary planning consents. This is a unique proposition for investors, developers, or businesses seeking a substantial and flexible site in a prime Essex setting.

- Rare Freehold Opportunity
- Extending To Circa 8.58 acres
- Prior Approval Granted Via Class Q For Conversion Of Existing Barns to 5 units
- Existing Buildings Include Barns, Cottage, Mobile Home & Stables
- Gated Access Off Oak Hill Road
- Located In Stapleford Abbots, Essex
- Further Development Potential Subject To Planning Permission
- Accompanied Viewings Only





Further Information

Method of Sale

Offers over £1,250,000 on an unconditional basis.

Tenure

The property is held freehold under title number EX221777.

Local Authority

London Borough of Epping Forest.

VAT

The site is not elected for VAT.

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents.

The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms.





Contact Information

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