



P R I M E R E S I D E N T I A L

P R E S E N T S

Plot 2, 52 Traps Hill, Loughton



Plot 1

Main House

Plot 2

elliott E | J james

PRIN

# Plot 2, 52 Traps Hill, Loughton



PRIME DEVELOPMENT OPPORTUNITY— Plot 2, 52 Traps Hill, Loughton

Nestled in the desirable area of Loughton, Plot 2 at 52 Traps Hill presents an exceptional opportunity for those looking to create their dream home. This building plot spans an impressive 0.25 acres and has planning to build a 1,582 sq ft, three-bedroom, three-bathroom, detached bungalow.

As a new build property, this plot allows for modern design and construction techniques, ensuring energy efficiency and contemporary living standards. This is a rare chance to secure a prime piece of land in a sought-after area.

Please note: The area etched in blue is subject to separate negotiation and is not included in this listing.

Viewings will be conducted strictly by appointment



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With over 20 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

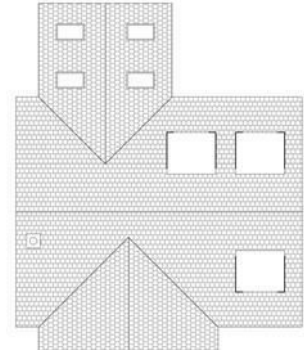
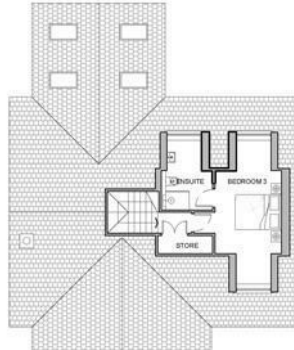
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Sqft 1582.00 sq ft	Type Land - Building Plot	Style New Home
Bedrooms 3	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority EFDC	Tax Band New Build

# PLANS

**Note**  
 Use figured dimensions only. All dimensions are to be checked on site and any discrepancies, errors or omissions are to be reported to the architect prior to commencement of works.



Rev	Notes	Date	By
A	Issue Design updated	Jul 2024	SP

**Planning**

**BB PARTNERSHIP**  
 CHARTERED ARCHITECTS

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Client  
 Corinne Quinn and Keith Simmons

Project  
 Bordersmead  
 52 Traps Hill  
 Loughton

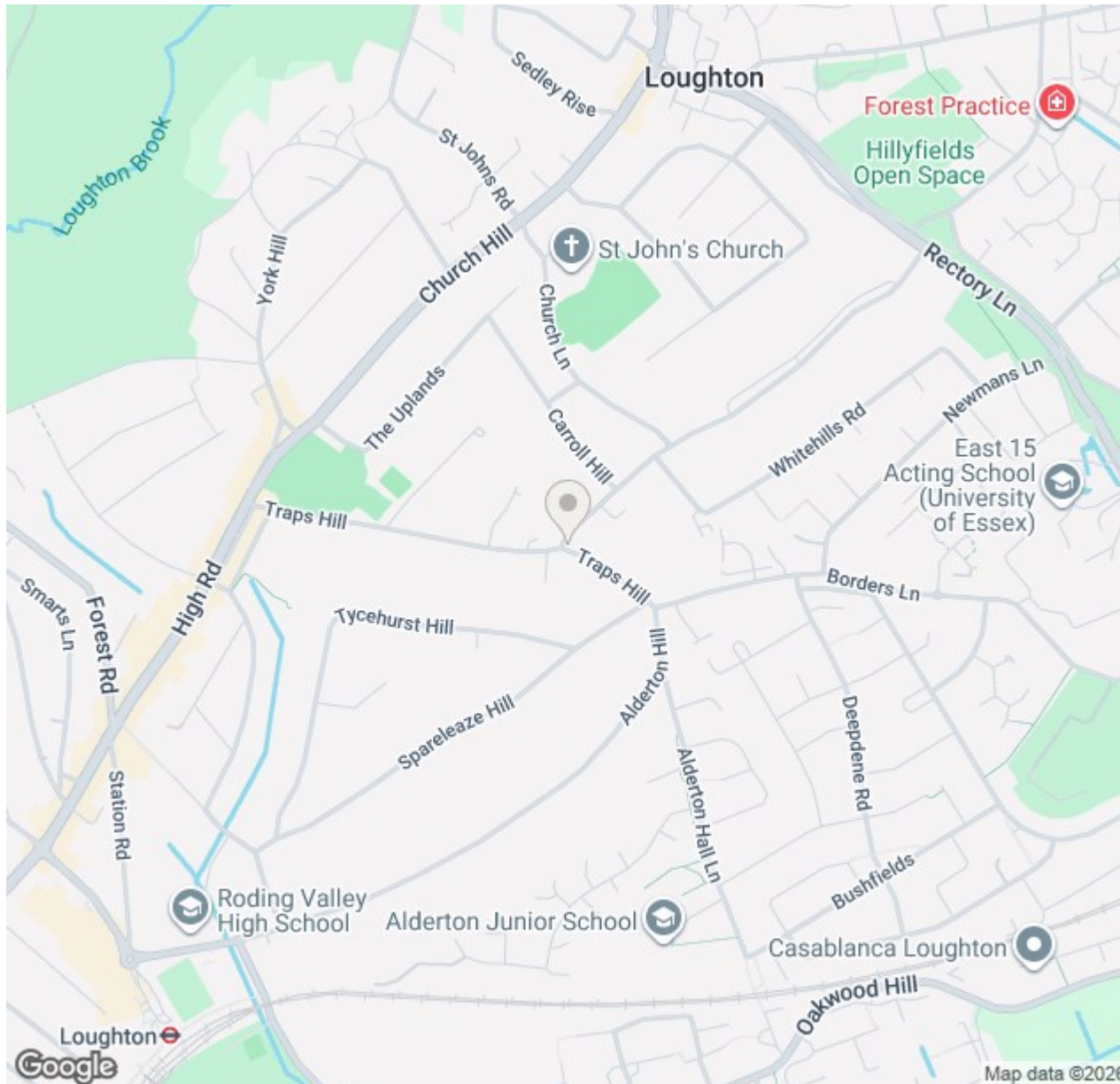
Drawing  
 Plot 2 - Plans and Elevation Proposals

Date Aug 23	Scale 1:100	Drawn by SP
dwg no 0522 - 201	Revision A	

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 CHECK ALL DIMENSIONS ON SITE



# MAP & EPC



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