



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 1, 52 Traps Hill, Loughton



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Plot 1, 52 Traps Hill, Loughton

“ PRIME DEVELOPMENT OPPORTUNITY— Plot 1, 52 Traps Hill, Loughton

Plot 1 at 52 Traps Hill offers a rare chance to create a bespoke residence in one of Loughton's most desirable locations. Set on approximately 0.26 acres of mature grounds, this substantial building plot has planning to build a 4,703 square feet, five-bedroom, four-bathroom detached home.

This new build opportunity invites the integration of contemporary architecture and energy-efficient construction, allowing you to craft a home that reflects both style and sustainability. The setting combines the tranquillity of suburban living with convenient access to excellent schools, local amenities, and transport links, making it ideal for families and professionals alike.

Whether your vision is a spacious family home or a sleek modern retreat, this plot provides the perfect foundation for your aspirations. Opportunities of this calibre in Loughton are increasingly rare, making this a compelling proposition for those seeking to build something truly special.

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.

Elliott Lawlor **MNAEA & MARLA**
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0208 0165 333

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Sqft 4703.00 sq ft	Type Land - Building Plot	Style New Home
Bedrooms 5	Receptions 4	Bathrooms 4
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.



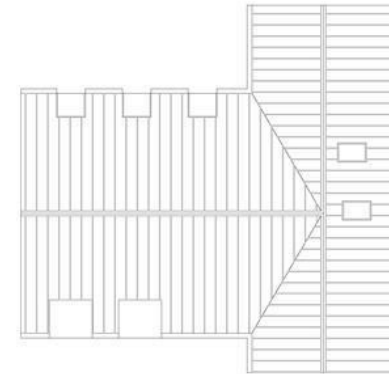
PROPOSED BASEMENT FLOORPLAN
 FLOOR AREA - 132M²
 TOTAL FLOOR AREA - 437M² / 4703FT²



PROPOSED GROUND FLOORPLAN
 FLOOR AREA - 163M²



PROPOSED FIRST FLOORPLAN
 FLOOR AREA - 142M²



PROPOSED ROOFPLAN



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PRIME RESIDENTIAL



Rev.	Date	By
A	Jan 2024	SP

Planning

BB PARTNERSHIP
 CHARTERED ARCHITECTS

Studio: 33-34, 10 Hornsey St, London, N7 8EL
 Tel: 020 7336 8505 | email: arch@bbpartnership.co.uk

Client:
 Corinne Quain and Keith Simmons

Project:
 Bordenmead
 52 Traps Hill
 Loughborough

Drawing:
 Plot 1 - Plans and Elevation Proposals

Date	Scale	Drawn By
Aug 23	1:100	SP
0522 - 200		Revision
		A

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 CHECK ALL DIMENSIONS ON SITE.



Note:
 1. All dimensions are to the face of the work unless otherwise stated.
 2. All dimensions are to the center of the work unless otherwise stated.
 3. All dimensions are to the center of the work unless otherwise stated.
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PROPOSED ROOFPLAN

PROPOSED STREET ELEVATION - PLOT 1

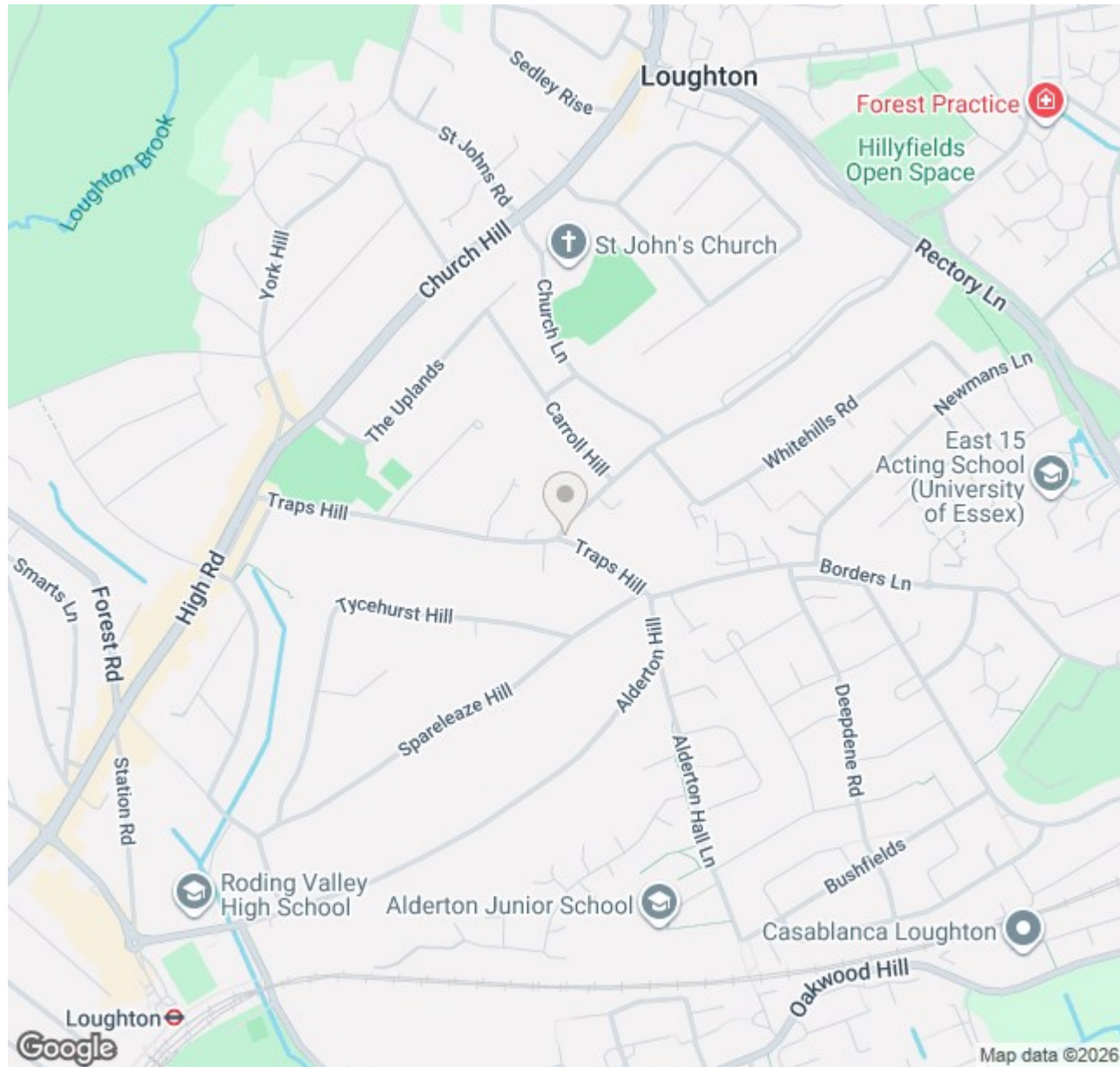
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Client	Scale	Drawn By
RB PARTNERSHIP	1:100	SP
Project	1:100	SP
Site	1:100	SP
Plot 1 - Plans and Elevation Proposals	1:100	SP

DATE: 05/22/2020
 SCALE: 1:100

MAP



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