



This exceptional property, situated on an expansive 0.15-acre plot within the highly desirable Chigwell Park Estate, presents a rare and valuable investment opportunity. The site benefits from planning permission to develop two substantial semi-detached four-bedroom residences or to extend the existing detached four-bedroom home into an impressive and spacious family dwelling.

Conveniently positioned near Brook Way's local shops, outstanding schools, and other amenities, this property is ideal for families seeking a prestigious location or for developers pursuing a lucrative project.

Chigwell (central line) tube station is located a short walk away.

Lyndhurst Rise, Chigwell

Proposed Development Details

Residence A

Spread across three levels, Residence A is designed to include:

- ◆ Private off-street parking
- ◆ A grand entrance hallway
- ◆ An expansive open-plan living, kitchen, and dining area complemented by a separate utility room
- ◆ A dedicated reception room
- ◆ A convenient ground floor cloakroom wc
- ◆ A spacious landing
- ◆ Four generously proportioned bedrooms
- ◆ Two en-suite bath/shower rooms
- ◆ A separate family bathroom

A private garden measuring 124 square metres

Residence B

Residence B, also spanning three levels, is set to feature:

- ◆ Private off-street parking
- ◆ A grand entrance hallway
- ◆ A dedicated reception room
- ◆ An expansive open-plan living, kitchen, and dining area
- ◆ A convenient ground floor cloakroom wc
- ◆ A spacious landing
- ◆ Four generously proportioned bedrooms
- ◆ Three en-suite bath/shower rooms
- ◆ A separate family bathroom

A private garden measuring 110 square metres

Planning permission documents can be found on the Epping Forest planning portal under application reference – EPF/1129/23



EXISTING GROUND AND FIRST FLOOR PLAN & EPC RATING



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

[John Thoma Bespoke Estate Agency, Chigwell Branch](#)

The Coach House 201 High Road Chigwell Essex IG7 5BJ
020 8340 8833 Local call rate



CLIENT			PROJECT			SCALE		DRAWING NO.		REV.	
			08 LYNHURST RISE CHIGWELL IG7 5BA			1:500@A3		16		AARKZ Design Associates	
REV. DATE NOTES			DRAWING TITLE			DATE		DRAWN		186 FOREST ROAD, LOUGHTON, IG15 1EG TEL: 0750 245 9645 E-mail: aarkzdesign@gmail.com	
			PROPOSED BLOCK PLAN			NOV 22 S.M		16			
			DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECIFIC DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED. DRAWINGS NOT TO BE SCALED FOR LAND TRANSFER PURPOSES.			0 5 10 15 20 25		Meters @ 1:500 @ A3			



CLIENT			PROJECT			SCALE		DRAWING NO.		REV.	
			08 LYNHURST RISE CHIGWELL IG7 5BA			1:100@A3		07		AARKZ Design Associates	
REV. DATE NOTES			DRAWING TITLE			DATE		DRAWN		186 FOREST ROAD, LOUGHTON, IG15 1EG TEL: 0750 245 9645 E-mail: aarkzdesign@gmail.com	
			PROPOSED PLAN			NOV 22 S.M		07			
			DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECIFIC DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED. DRAWINGS NOT TO BE SCALED FOR LAND TRANSFER PURPOSES.			0 1 2 3 4 5		Meters @ 1:100 @ A3			





