



Car park to the rear of
165 High Road, Loughton,
Essex IG10 4LF



Mixed-use development opportunity in Loughton

- Planning permission for a 5-storey new build development comprising 12 apartments (8 x 1 bed and 4 x 2 bed units) measuring 696m² (7,492ft²)
- Construction of a ground floor commercial unit measuring 154m² (1,658ft²)
- Prime High Street location
- Less than 500 metres from Loughton Underground Station
- Freehold
- Offers in excess of £2,000,000

Description

The existing site is currently a car park to the rear of a three storey, corner, mixed-use premises (not included in the sale). The proposed development is arranged with a commercial unit (use class A2) on the ground floor with 2 one-bedroom units and 1 two-bedroom unit per floor on the upper levels totalling 12 units (7,492ft²).

Location

The site is situated in a premier position adjacent to Marks and Spencer in High Road, Loughton, Essex within the District of Epping Forest. The immediate surrounding area comprises a mixture of office, retail and residential accommodation.

Loughton Leisure Centre and Loughton Cricket Club are approximately 800 metres away and West Essex Golf Club is approximately 3 miles away. Epping Forest can be found approximately 0.5 miles west of the site and provides a large area of public open space, woodland and lakes.

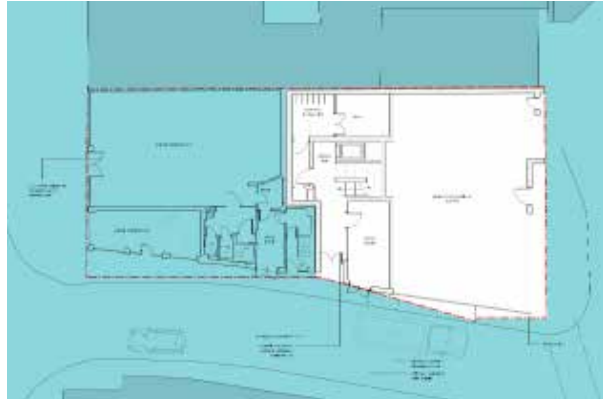
Both the very popular Roding Valley High School and Staples Road Primary School are located within 0.5 miles of the property.

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Side elevation



Ground floor plan



First floor plan



Second floor plan



Third floor plan



Fourth floor plan



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Transport

Loughton is a popular commuter town due to its excellent transport links. The property is situated less than a ten minute walk from Loughton Underground Station (Central Line) with trains to Stratford taking 18 minutes and London Liverpool Street taking 26 minutes. Loughton is served by a range of bus routes connecting the area to Woodford to the south, Theydon Bois to the north and Chigwell to the east. The site also benefits from excellent access to the national motorway network being situated close to the M25 and the M11.

Planning permission

The site was granted planning permission on 15th October 2015 on EPF/2600/14 which was further refined by a non-material amendment PL/EPF/0522/16 on 24th March 2016 which completely separated the front and rear sites. Permission is granted for a 5 storey building in the existing car park to provide one commercial unit (Use class A2) at ground floor and 12 flats (8 x 1 bedroom and 4 x 2 bedroom flats) on the upper four floors.

For further information, please contact Epping Forest District Council on 01992 564517.

Viewings

Can be adequately made from the public highway in the first instance.

Further information

Planning documents and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

Financial contributions

No affordable housing, S106 obligations or CIL.

VAT

The property has not been elected for VAT.

Tenure

Freehold.

Terms

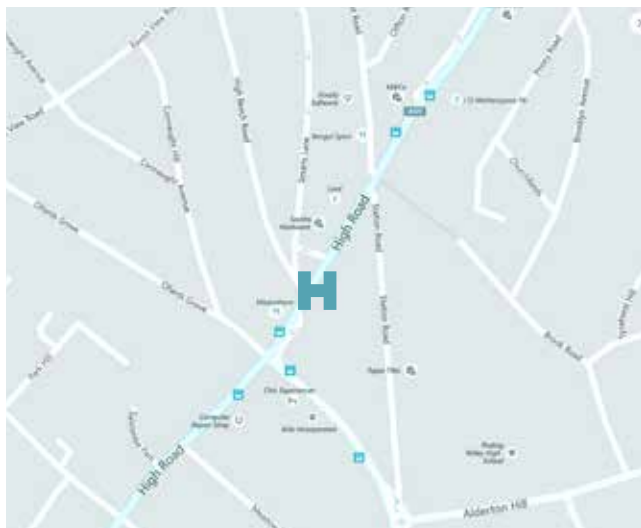
We are inviting offers in excess of £2,000,000 for the freehold interest.

Site plan



Sam Bacon 01992 660204
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Location map



Michael Isaacs 01992 660204
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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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