



7-9 Sun Street, Waltham
Abbey, EN9 1ER



Freehold Residential Development Opportunity

- Freehold Airspace Development Opportunity
 - Planning permission has been granted for the erection of five flats
 - High Street Location
 - Amenities close by include, Co-operative Food, Tesco Superstore, and Costa Coffee
 - Proposed GIA- 377sqm/4,058qft
 - Waltham Cross Train Station is a 6-minute drive away
 - Direct access to London Liverpool St in 29 minutes
 - Offers in excess of £265,000 for the freehold interest
-

7-9 Sun Street, Waltham Abbey, EN9 1ER

Description

The existing site comprises a Cooperative Supermarket and flat, both of which are sold off on long leases. The site is located within the

Town Centre of Waltham Abbey and sits between both the pedestrianized town centre to the north and a car park to the south. Planning permission has been granted by Epping Forest Council for the construction of 5 flats above the existing supermarket with an internal courtyard, private amenity space, a communal garden area and hard and soft landscaping.

Location

Sun Street is located in the centre of the suburban market town of Waltham Abbey. The immediate surrounding area consists of private retailers on the high street with residential apartments above and 2-storey detached houses to the south. The local schools consist of Waltham Holy Cross Primary School (0.6 miles), Holdbrook Primary School (1.1 Miles), King Harold Academy (1.1 miles), Leverton Primary School (1.2 miles).

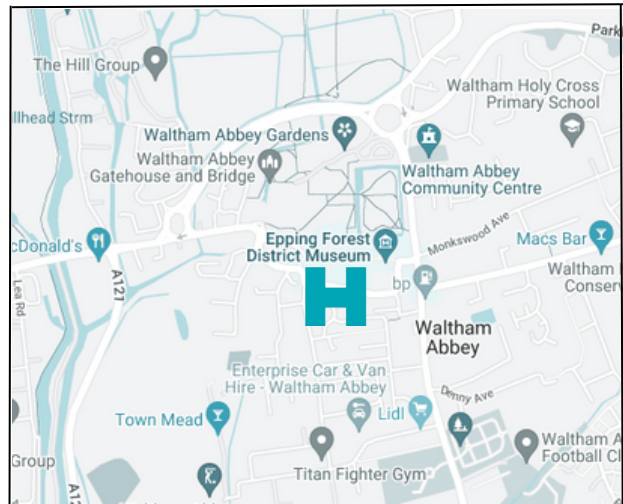
Proposed Schedule

Unit	Type	Beds	GIA (m2)	GIA (Sqft)
1	Flat	2	87	935
2	Flat	2	88	947
3	Flat	1	60	646
4	Flat	2	80	861
5	Flat	2	62	667
Total			377	4,058

Site Location



Block Plan



Kishan Popat
01992 660204 Email Kishan

Dominic Gray
01992 660204 Email Dominic

+44 (0)1992 660204

highfield-investments.co.uk

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.

7-9 Sun Street, Waltham Abbey, EN9 1ER

Transport

The site is highly accessible via public transport and is a 6-minute drive away from Waltham Cross Railway Station which provides direct access to London Liverpool Street in 29 minutes.

Access

The site can be viewed from the roadside.

Financial Contributions

We have been advised that the CIL charge has been paid.

Planning Permission

Planning permission has been granted by Epping Forest District Council (REF: EPF/2814/20) for five new dwellings to the rear with associated landscaping and amenity works.

Further Information

Please contact a member of the team at Highfield Investments for the further information pack.

VAT

VAT is not applicable.

Tenure

Freehold.

Terms

Highfield are inviting offers in excess of £265,000 for the freehold interest.

+44 (0)1992 660204

Rear View



Front View



Street View



Street View



highfield-investments.co.uk

Kishan Popat
01992 660204 [Email Kishan](mailto:kishan@highfield-investments.co.uk)

Dominic Gray
01992 660204 [Email Dominic](mailto:dominic@highfield-investments.co.uk)

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.