



Proposed CGI

Residential Housing Opportunity For Sale

73-75 Lindsey Street, Epping,
Essex CM16 6RD



Summary

Consented development opportunity in Epping CM16.

- Planning granted for 10 x 3 bedroom houses for private sale (Ref: EPF/2408/21)
- Local Authority – Epping Forest District Council
- Total consented residential NSA - 10,657 sq. ft
- Sought after location in the heart of Epping
- 18-minute walk to Epping Station (Central Line)
- The site measures approx. 0.55 acres / 23,857 sq. ft
- Current class use – B1(C)/E
- Existing site consists of light industrial units and yard space
- For sale freehold with vacant possession
- Asking for offers of £2,500,000

Description

The existing site is made up of two light-industrial warehouses extending to circa 9,029 sq. ft. The site is currently tenanted by three occupiers all on short leases.

The sheds are constructed from a fixture of steel sheeting. The buildings offer no architectural quality.

The property currently includes circa 21,000 sq. ft of usable yard space.

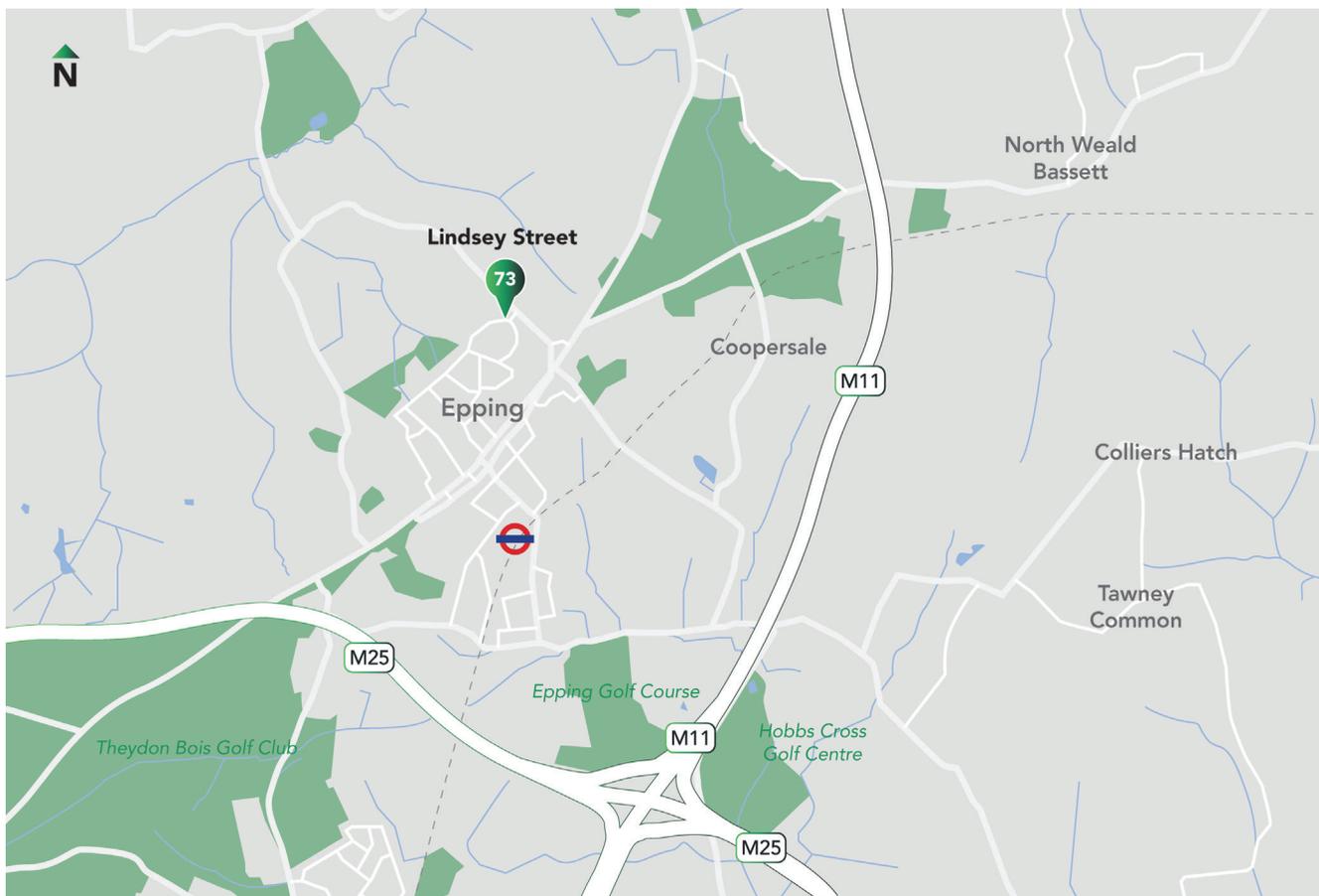
The site can be sold with full vacant possession.

Planning was granted at appeal in December 2022 for the following:

“Demolition of existing buildings and erection of 10 residential dwellings (Use Class C3) with associated refuse storage, car and cycle parking, landscaping, and associated infrastructure.”

This is a rare opportunity to purchase a consented residential housing site in the heart of Epping.





Location

The development is located on an attractive residential road just off Epping High Street, which offers an array of cafes, restaurants, bars, and shops along with many social, recreational, and educational facilities.

Epping is near the M11 motorway, giving access to the M25 and the North Circular ring road. Epping's Central Line station provides a service in to central London every 5 - 10 minutes, making it a desirable commuter town. It has a well-maintained recreational ground and is surrounded by countryside as well as Epping Forest.

The property is located just 10 minutes from Epping Forest, spanning 6,000 acres, stretching from Manor Park in East London to just north of Epping in Essex. It's a magnificent resource for people and wildlife, allowing visitors to explore the open grasslands and ancient woodland, which is perfect for cycling, walking and running.

Education

Epping Forest and its surroundings offer some excellent schools, ensuring the opportunity for a fantastic education. All the state primary schools are judged 'Good' or better by Ofsted with several being rated 'Outstanding'. The state comprehensive schools are of good quality, whilst Epping is also within easy access to several private schools including Felsted which is considered one of the best private schools in the country.



Connectivity

Lindsey Street is located within an 18-minute walk of Epping Underground Station which serves on the Central Line offering direct trains into London Liverpool Street approximately every 5 minutes. The M25 and M11 are both very accessible and within a 10-minute drive.

Notable Travel Times



On Foot

4 mins

High Street

10 mins

Epping Forest

13 mins

M&S Simply Food

18 mins

Epping Station



By Bike

2 mins

Epping High Road

5 mins

Epping Station

5 mins

Epping Forest

10 mins

Epping Golf Course

20 mins

Loughton High Road



By Road

3 mins

M&S Simply Food

5 mins

Epping Golf Course

5 mins

Epping Station

20 mins

Stansted Airport

25 mins

Westfield Stratford



By Tube

24 mins

Stratford

38 mins

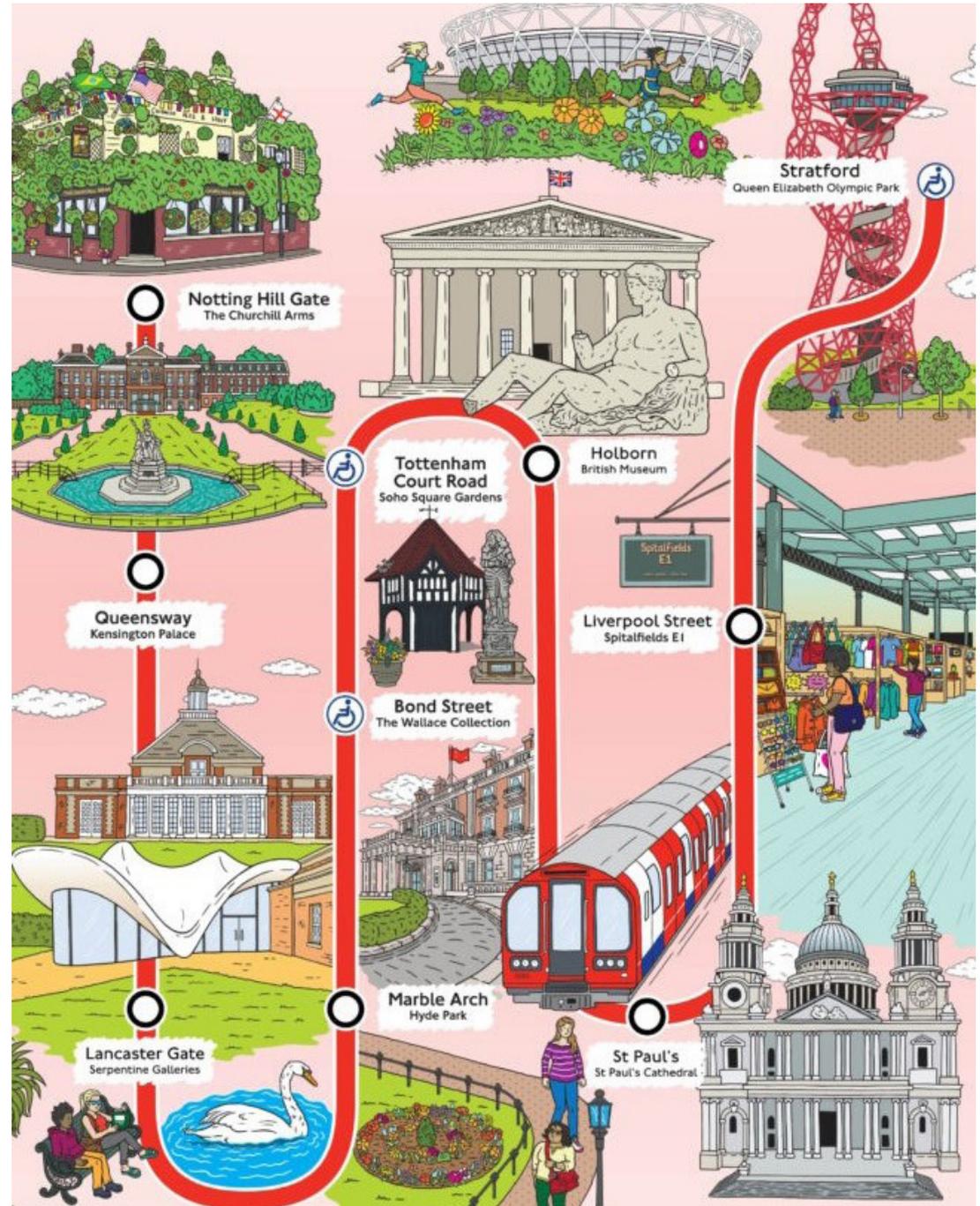
Liverpool Street

41 mins

Canary Wharf

42 mins

Oxford Circus



Planning

(Ref: EPF/2408/21)

Planning permission was granted at appeal in December 2022 for:

“Demolition of existing buildings and erection of 10 residential dwellings (Use Class C3) with associated refuse storage, car and cycle parking, landscaping, and associated infrastructure.”

The consented NSA measures 10,657 sq. ft (990 sq. m).

The proposed scheme comprises of 10 x 3 bedroom family houses and is of high quality design in terms of architecture, landscaping and sustainability. The proposed layout incorporates a terrace of 3-storey houses at the rear part of the site (Plots 1-7) with a pair of 2-storey semi-detached units and a detached dwelling fronting Lindsey Street on either side of the site entrance (Plots 8-10).

All the houses have one dedicated off-street parking space and a sizeable private garden.

The scheme is fully private with no affordable housing requirement. There is no CIL liability, however there are financial contributions of £23,526.30 payable, secured by way of Unilateral Undertaking.

Tenancies

All 3 tenants are on short term leases outside the Landlord and Tenant Act 1954 with VP possible from the end of July 2023.



Landscape Plan



Proposed Site Layout



Accommodation Summary

Plot No	Bedrooms	Floors	Property Type	Garden Size (Sq M)	Storey	Sq M	Sq Ft
1	3	G, 1st, 2nd	EOT	107	3	99	1,066
2	3	G, 1st, 2nd	Terraced	60	3	99	1,066
3	3	G, 1st, 2nd	Terraced	51	3	99	1,066
4	3	G, 1st, 2nd	Terraced	50	3	99	1,066
5	3	G, 1st, 2nd	Terraced	50	3	99	1,066
6	3	G, 1st, 2nd	Terraced	50	3	99	1,066
7	3	G, 1st, 2nd	EOT	135	3	99	1,066
8	3	G & 1st	Semi-Detached	53	2	99	1,066
9	3	G & 1st	Semi-Detached	65	2	99	1,066
10	3	G & 1st	Detached	72	2	99	1,066
Total						990	10,657

Further Information

Method of sale

The property is for sale freehold by way of informal tender (unless sold prior).

VAT

VAT is not applicable.

Viewings

Viewings are strictly by appointment. Please contact the sole selling agents to make an appointment.

Further information

Further technical information relating to the property is available via our data room.

Price

Asking for offers of £2,500,000.

Contact

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