

Residential Development- Loughton, IG10

FOR SALE

295-309 High Road,
Loughton, Essex, IG10 1AL

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Consented airspace development with permission granted to provide 4 x 2-bedroom apartments
- Located in Loughton, an affluent commuter suburb approximately 0.5 miles from Loughton tube station (Central Line)
- The development provides a total of 3,002 square feet (279 square metres) of accommodation
- Offers are invited in excess of £400,000, subject to contract

Location

The development site is located above a three-storey block fronting onto High Road, Loughton at the junction with Traps Hill. Loughton is an affluent commuter suburb within the Epping Forest area, 20 miles north-east of central London. Loughton benefits from excellent road connections, being very close to the M25 Motorway (junction 27), M11 (junction 5), and the North Circular (A406) is approximately 6 miles south. Loughton tube station, which is on the Central Line, is approximately 0.5 miles from the property and provides a regular service into central London with approximately just 30 minutes travel time into London Liverpool Street.

Please note all times and distances given are approximate only.

Development

An application has been approved by Epping Forest District Council for a 'roof extension to provide an additional floor of residential accommodation comprising 4 flats, and associated amenity space and including a new extension of existing staircase and additional escape staircase'. The application reference number is EPF/3294/21.

A schedule of the proposed accommodation is as follows:

Unit	Size (sq m)	Size (sq ft)	Beds	Floor
1	86	925	2B4P + Study	Third
2	64	689	2B3P	Third
3	64	689	2B3P	Third
4	65	699	2B3P	Third
Total	279	3,002	8B13P + Study	

We are informed that the development is subject to a S106 payment of £8,736. There is no CIL payment due.

Terms

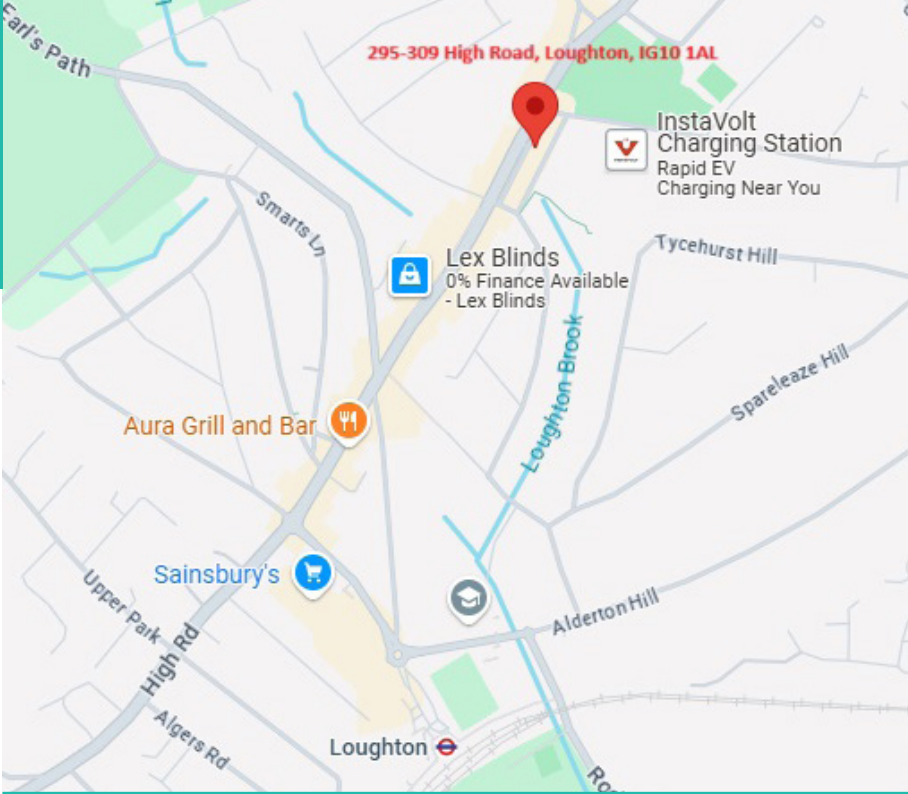
Offers are invited in excess of £400,000, subject to contract.

Tenure

The property will be sold with a new 250 year lease.

Viewings

Viewings are strictly by appointment through sole agents Harston&Co.



Price: Offers in excess of £400,000



[harstonandco.co.uk](https://www.harstonandco.co.uk)
020 3371 0061
info@harstonandco.co.uk
[in](#) [tw](#) [@](#) @harstonandco

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

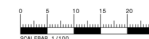
NOTES:
Copyright of this drawing is vested in the Architect. The drawing must not be copied or reproduced without consent.
Figured dimensions only are to be taken from this drawing.
ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE.

PROPOSED UNIT SCHEDULE:

UNIT 1 - 2 BED (4P) + STUDY = 86 sqm
UNIT 2 - 2 BED (3P) = 64 sqm
UNIT 3 - 2 BED (3P) = 64 sqm
UNIT 4 - 2 BED (3P) = 65 sqm

Amenity space = 84 sqm

REV	DESCRIPTION	DATE	DRAWN
-----	-------------	------	-------



PROJECT
295 - 309 HIGH ROAD, LOUGHTON
CLIENT
AVENUE INVESTMENTS
PROJECT NO
170
DRAWING NO
PL_01_103
DRAWING TITLE
PROPOSED THIRD FLOOR

SCALE @ A1
1:100
SCALE @ A3
1:200

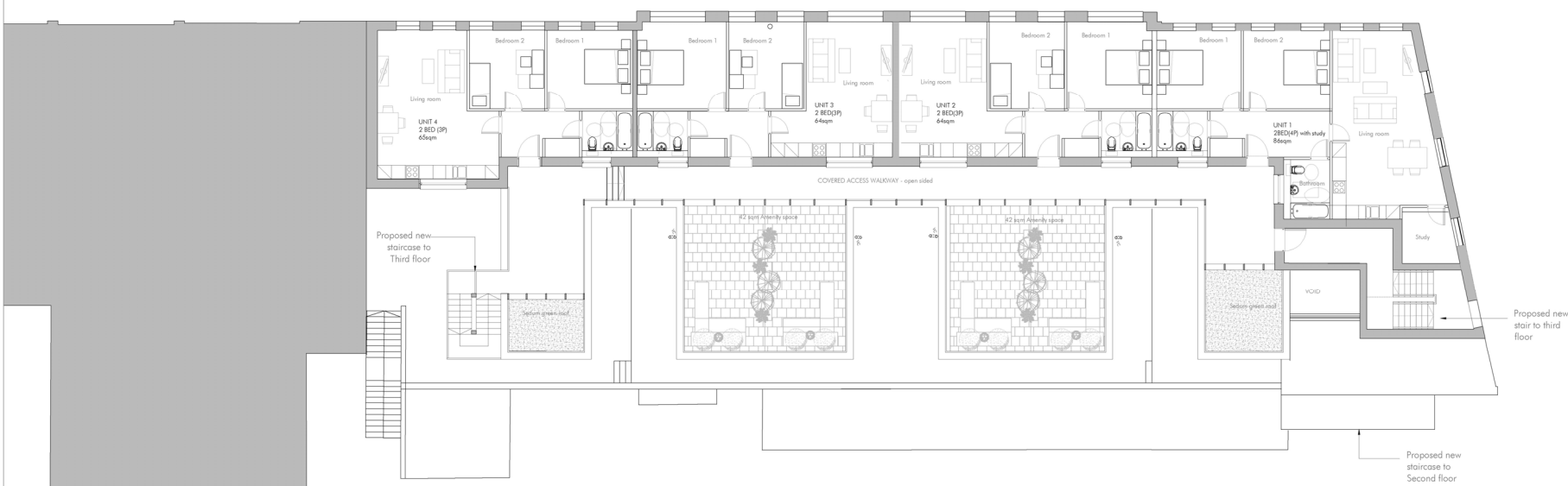
DATE
10-09-2021

DRAWN BY
AL
CHECKED BY
AL

ISSUED FOR
PLANNING

STARC-ARCHITECTS

info@starc-architects.com www.starc-architects.com





EXISTING ELEVATION (NORTHWEST)



PROPOSED ELEVATION (NORTHWEST)

APPLICATION SITE

NOTES:
Copyright of this drawing is vested in the Architect. The drawing must not be copied or reproduced without consent.
Figured dimensions only are to be taken from this drawing.
ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE.

MATERIAL KEY:
01 - RAINSCREEN CLADDING
02 - NEW FACEBRICK
03 - RAINSCREEN CLADDING
04 - DOUBLE GLAZED PPC ALUMINUM WINDOWS
05 - PPC STEEL BALUSTRADE

REV	DESCRIPTION	DATE	DRAWN
-----	-------------	------	-------



PROJECT
295 - 309 HIGH ROAD, LOUGHTON
CLIENT
AVENUE INVESTMENTS
PROJECT NO
170
DRAWING NO
PL_00_110
REVISION
DRAWING TITLE
FRONT ELEVATION (NORTHWEST)
EXISTING & PROPOSED
SCALE @ A1
1:100
SCALE @ A3
1:200
DATE
10-09-2021
DRAWN BY
AL
CHECKED BY
AL
ISSUED FOR
PLANNING

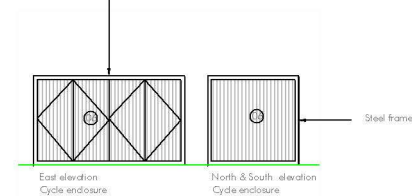
STARC-ARCHITECTS
info@starc-architects.com www.starc-architects.com



EXISTING REAR ELEVATION (SOUTH EAST)



PROPOSED REAR ELEVATION (SOUTH EAST)



APPLICATION SITE

NOTES:
Copyright of this drawing is vested in the Architect. The drawing must not be copied or reproduced without consent.
Figured dimensions only are to be taken from this drawing.
ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE.

MATERIAL KEY:
01 - RAINSCREEN CLADDING
02 - NEW FACEBRICK
03 - RAINSCREEN CLADDING
04 - DOUBLE GLAZED PPC ALUMINIUM WINDOWS
05 - PPC STEEL BALUSTRADE
06 - TIMBER CLADDING/DOOR ENCLOSURE

REV	DESCRIPTION	DATE	DRAWN

012345

SCALE BAR 1:100

PROJECT

295 - 309 HIGH ROAD, LOUGHTON

CLIENT

AVENUE INVESTMENTS

PROJECT NO

170

DRAWING NO

PL_00_111

REVISION

DRAWING TITLE

REAR ELEVATION (SOUTH EAST)

EXISTING & PROPOSED

SCALE @ A1

1:100

SCALE @ A3

1:200

DATE

10-09-2021

DRAWN BY

AL

CHECKED BY

AL

ISSUED FOR

PLANNING

STARC-ARCHITECTS

info@starc-architects.comwww.starc-architects.com