

DURDEN & HUNT

INTERNATIONAL



Staples Road, Loughton IG10

Offers In Excess Of £50,000

- Prime Location
- Unique Opportunity

Staples Road, Loughton IG10

Prime Location - Unique Opportunity



Council Tax Band:

"Together with such rights and easements quasi-rights and quasi-easements as would have been appurtenant to the property over the adjoining property 23 Staples Road Loughton Essex belonging to the Transferors as if the property and the said adjoining property had at all times belonged to different owners and such rights and easements and quasi-rights and quasi easements had been acquired by prescription but Except and Reserved in favour of the Transferors their successors in title and the owner or owners of the said property 23 Staples Road Loughton aforesaid.

- (1) the right of access to the stop-cock situated in the front garden of 25 Staples Road aforesaid
- (b) a right of way over the path coloured green on the said plan for the purpose only of fuel deliveries
- (c) a right of way on foot only over the path

(Transferees):

EXCEPT AND RESERVING the easements and other rights specified in the Second Schedule hereto

THE SECOND SCHEDULE

(2) to the Transferor and his successors in title the owner or owners for the time being of the remainder of the land comprised in the above numbered registered title to use all sewers drains watercourses wires cables and other services laid or passing over through or under the land hereby transferred

(3) any rights of light or air which would prejudicially affect the user by the Transferor and his successors in title of his or their adjoining or

Durden & Hunt are pleased to offer this parcel of land, positioned within a sought after residential area of Loughton. This unique offering presents an opportunity for prospective buyers to explore potential uses, subject to the relevant consents.

All buyers are advised to conduct their own investigations and seek independent verification regarding any intended use directly with Epping Forest District Council. All planning and development enquiries must be made through the council.

Please note that the title plan has been uploaded to the listing for reference. The area for sale is the lower portion of the plot outlined in red; the upper portion is not included in the sale.

As part of our due diligence, we have identified two previous planning applications relating to the land: EPF/1487/15 (March 2016) and EPF/1160/06 (December 2006). There may be other applications we are not aware of, so prospective purchasers are advised to carry out their own due diligence and consult with the relevant local planning authority.

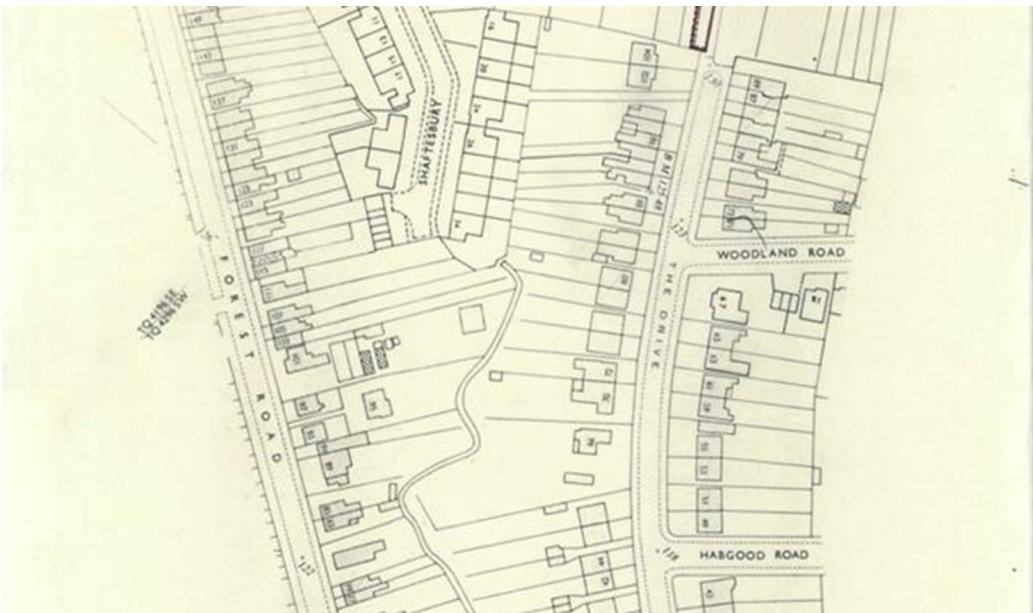
We are also aware of a Tree Preservation Order: TPO/EPF/03/07. Prospective purchasers should make their own enquiries with the local authority.

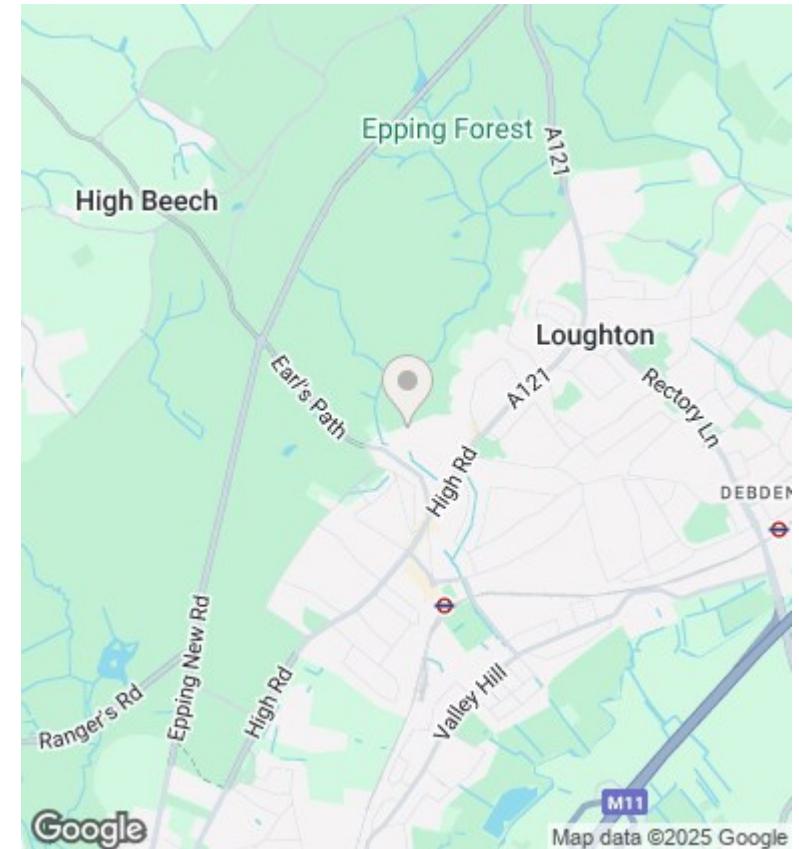
Situated in the sought after area of Loughton, this location benefits from a fantastic blend of urban convenience and natural beauty. The local high street offers a variety of boutique cafes, independent shops and restaurants, whilst the scenic Epping Forest provides endless opportunities for outdoor activities. Excellent transport links, including Loughton Station's Central Line, ensure direct access to Central London and beyond, whilst the M11 and M25 serve good road connectivity.

For further details or to register interest, please contact Durden & Hunt.

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	