



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian dadd  
commercial

FOR SALE

£200,000

- Freehold site with planning permission
- Currently comprising garage & outbuilding
- Consent granted for the demolition of the garage & the erection of a 2-storey house
- Less than 0.5 miles from Debden Station

CONTACT: 020 8501 9220  
[loughton@clarkehillyer.co.uk](mailto:loughton@clarkehillyer.co.uk)  
[www.clarkehillyer.co.uk](http://www.clarkehillyer.co.uk)

11A CROSSFIELDS, LOUGHTON, ESSEX, IG10 3PY



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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#### Location

The property is located in Crossfields, a secluded residential road in Loughton, Essex, surrounded by other residential roads on all sides. Debden Underground (Central Line) is less than 0.5 miles (0.8 km) approximately from the premises and access to the motorway network is via the M11 at Loughton (southbound only) or the M25 at Waltham Abbey. Epping Forest Retail Park is situated on Langston Road and this is home to many established brands such as Aldi, Next and TK Maxx. Debden Broadway is home to a variety of independent businesses and multiple occupiers such as Savers, Greggs and Iceland.

#### Description

Comprising a predominantly open site between 2 existing houses. The site has mainly been used as amenity space for the neighbouring property and currently comprises a garage and an outbuilding.

#### Planning

Planning has been approved at appeal (Ref: APP/J1535/W/21/3289165) for the erection of a single storey extension to 11 Crossfields and the erection of a new attached dwelling, following demolition of the existing garage in accordance with the terms of the application (Ref EPF/0975/19, dated 11 April 2019) subject to the associated schedule of conditions. Please contact us for further details.

#### Terms

The freehold of the plot is available, with the benefit of the planning consent, for £200,000.

#### Viewings

Strictly by appointment only via agents Clarke Hillyer, tel 020 8501 9220.



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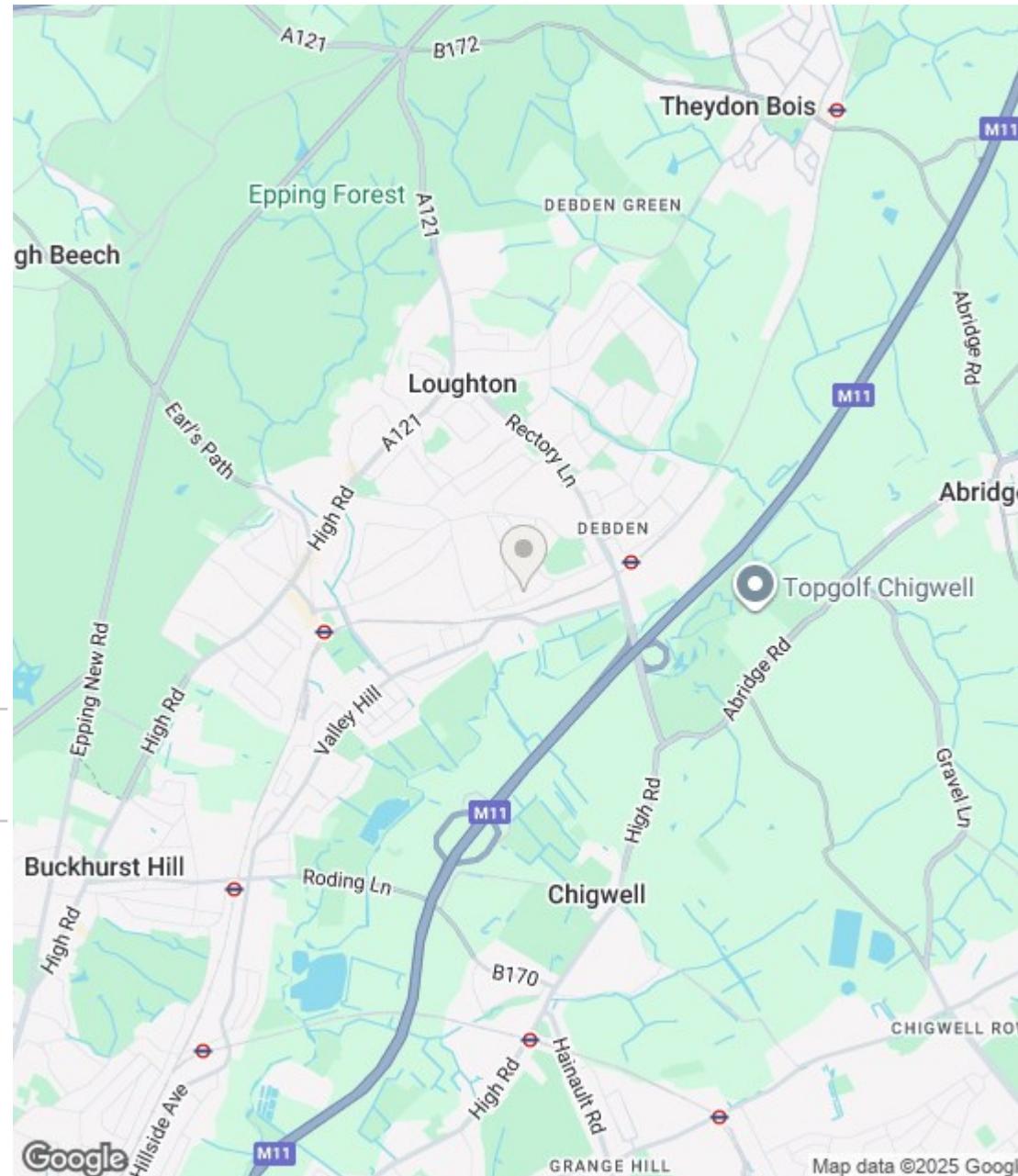
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#### Energy Efficiency Rating

	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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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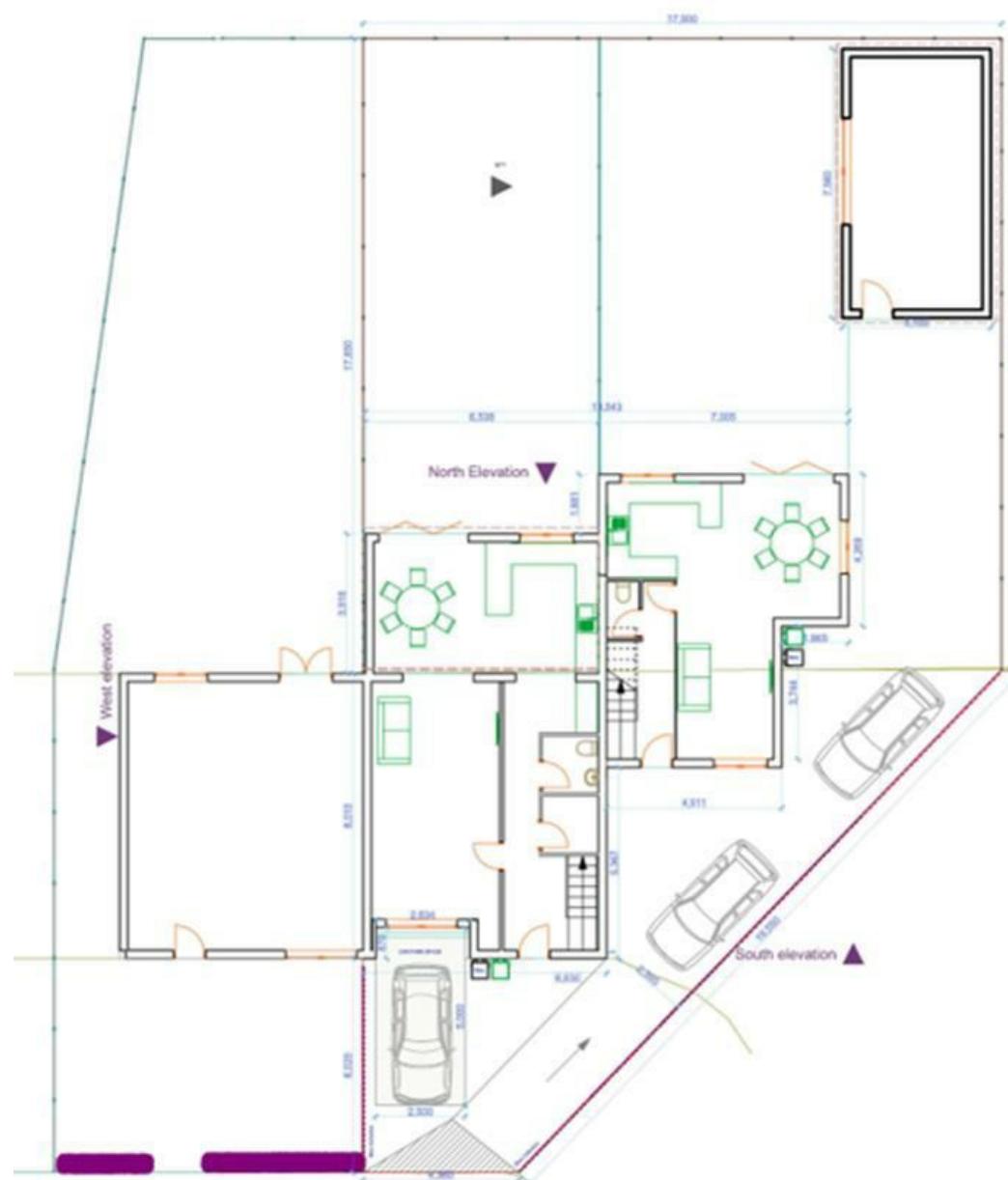
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