

FOR SALE

INVESTMENT/DEVELOPMENT OPPORTUNITY



whozoo. x Hillstone

Epping Forest

38 Queens Road, Buckhurst Hill, Essex IG9 5BY

Price **£700,000**



Property Type

CONSENTED DEVELOPMENT



Size

1,926 SQFT



Tenure

FREEHOLD



Borough

EPPING FOREST



Planning Granted

EPF/2149/21



Existing Use

USE CLASS E

Tenanted



YES

Local Train Stations



Buckhurst Hill (0.01 miles)
Roding Valley (0.5 miles)
Loughton (1.2 miles)

VAT Applicable



YES

Rateable Value

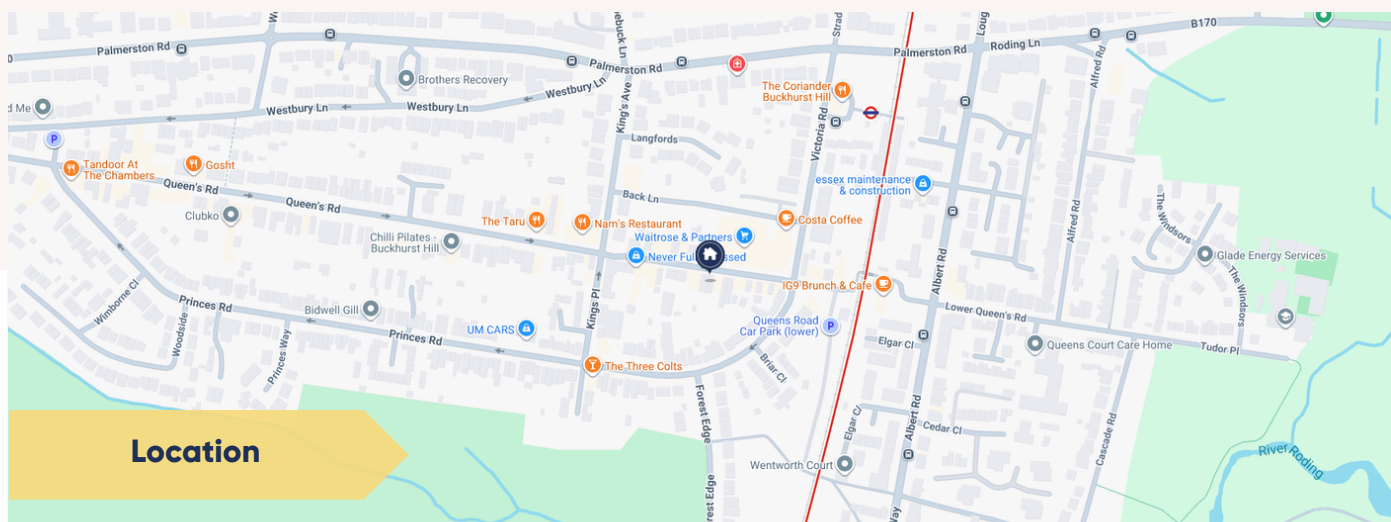


£20,000

EPC



E



Additional Information

The building currently consists of a retail shop. Above the shop is two stories of ancillary storage for the existing shop. To the rear of the building is an annexe building, which has previously been used as storage for the retail shop.

The existing building measures approximately 179m² (1,926 sq. ft)

Planning consent was granted at appeal under application number EPF/2149/21 on the 21st August 2023.

The proposed scheme retains the shopfront and ground-floor retail use while reconfiguring the internal layout to include staff facilities and a dedicated entrance for the residential units. The rear building will be extended to create two flats:

Flat 1: A one-bedroom, two-person duplex (ground and first floor) with a private garden.

Flat 2: A two-bedroom, three-person duplex apartment, also with a private garden.

The existing annexe at the rear will be converted into:

Flat 3: A two-bedroom, three-person flat, remaining within its current building footprint and roof profile.



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0333 200 8330

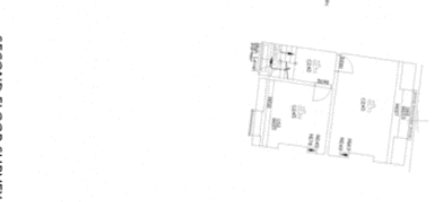


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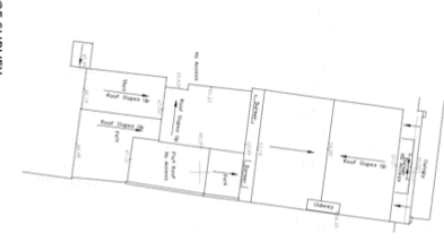
EXISTING PLANS OF MAIN BUILDING & ANNEX



FIRST FLOOR SURVEY



SECOND FLOOR SURVEY



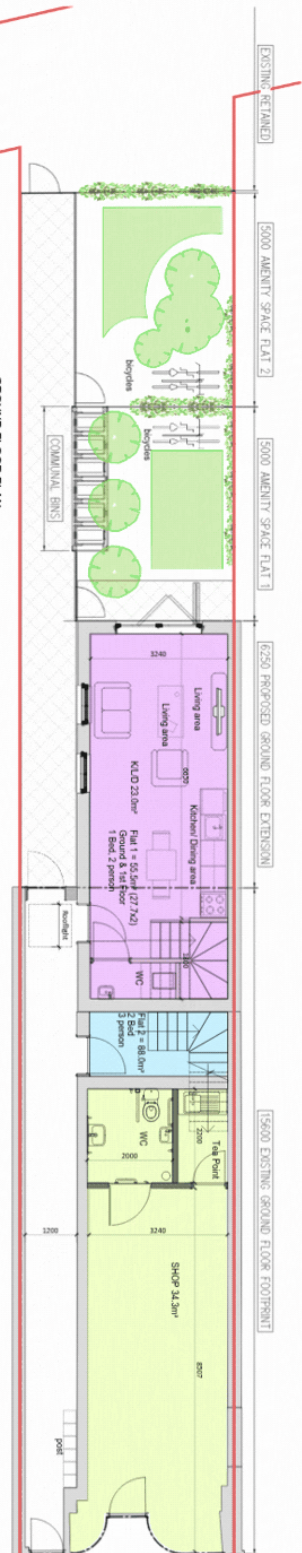
ROOF SURVEY

[illegible]

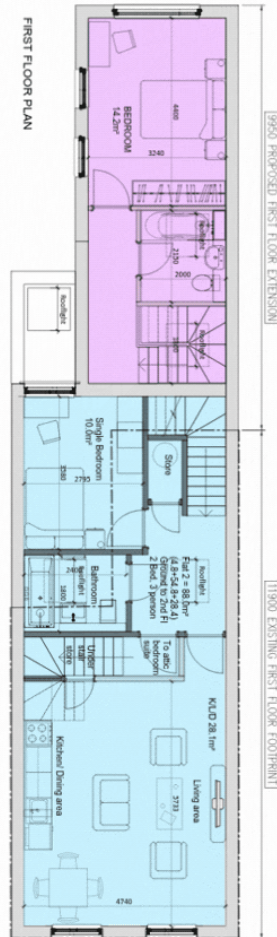
GROSS INTERNAL AREAS	
GROUND FLOOR SHOP	34.3m ²
F/LAT 1; GROUND & 1st FLOOR REAR	1 Bed 2P 55.5m ²
F/LAT 2; G to 2nd FLOOR FRONT	2 Bed 3P 88.0m ²
SUB TOTAL RESIDENTIAL .	143.5m ²
TOTAL GMA INCLUDING SHOP	177.8m ²



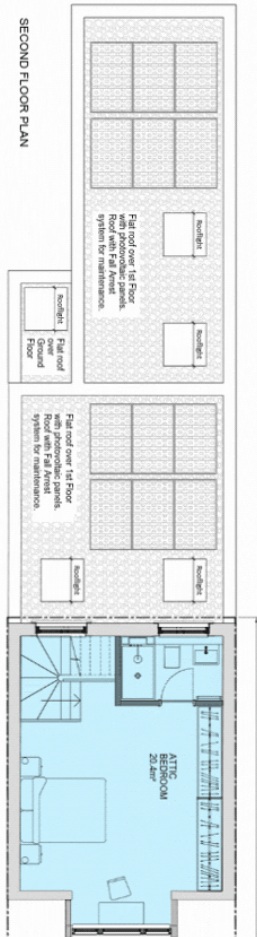
GROUND FLOOR PLAN



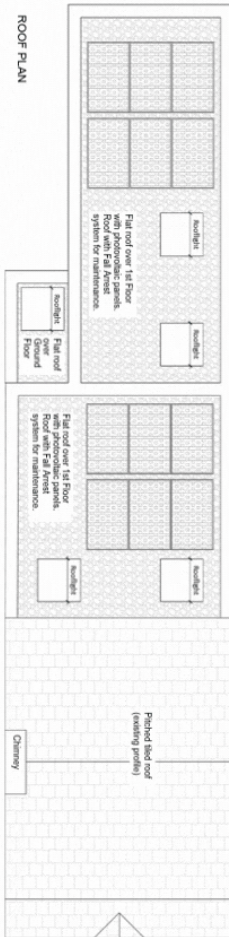
FIRST FLOOR PLAN



SECOND FLOOR PLAN



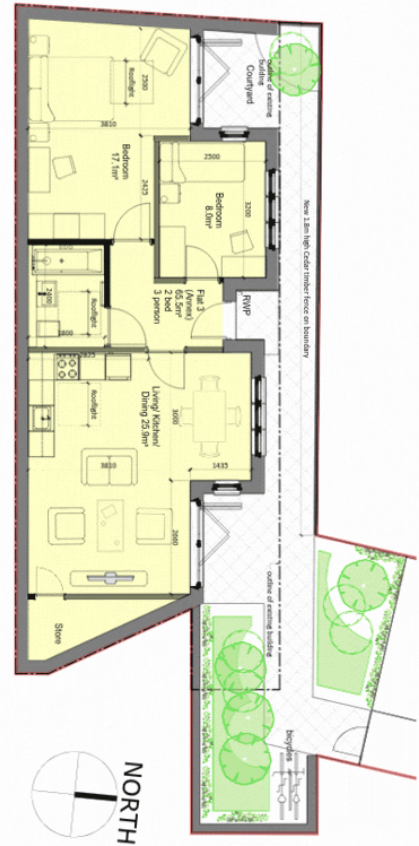
ROOF PLAN



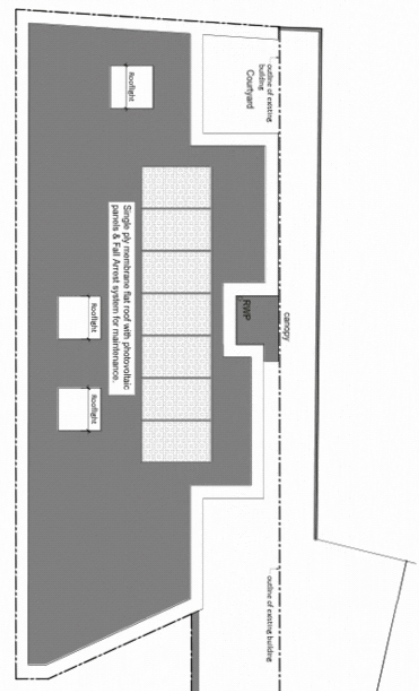
CIB/AA

CHARTERED	ACNITECT
TEL: 0771 887 500	WWW: www.acnitect.co.uk
CHART	
OFFICE Conversion 3A Queens Road, Bucknall Hill, Essex IG10 5BW	DRAWING PROMISED PLANS
DATE	NOTES
02/28/21	1:30GAL
DATE	DESIGNED BY
TBU/211	AD
	REVISION

PROPOSED PLANS OF ANNEX



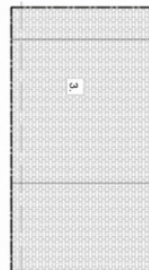
ANNEXE GROUND FLOOR PLAN



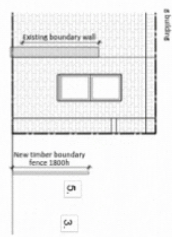
ANNEXE GROUND FLOOR PLAN



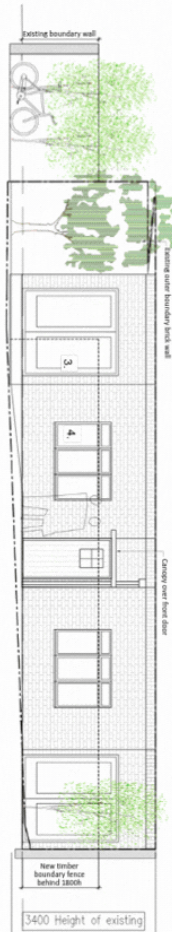
SOUTH - BACK - ELEVATION - UNCHANGED FROM EXISTING



EAST - SIDE - ELEVATION - UNCHANGED FROM EXISTING



WEST ELEVATION THROUGH COURTYARD



NORTH - COURTYARD - ELEVATION

- MATERIALS**
1. CLAY TILES (EXISTING ROOF RESTORED - FRONT BUILDING)
 2. WHITE RENDER (EXISTING FRONT FACADE)
 3. FACE BRICK WALLS - LONDON STOCK BRICK
 4. CASEMENT WINDOWS
 5. FULLY GLAZED BI-FOLD DOORS



PLANNING	
A 13872	AMENDED - NEW PLANNING 5 AB
GSA	
CHARACTER ARCHITECT	
The office of the architect is located at the rear of the site.	
GSA	
Conversion	
115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 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📱
07541 906 478

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- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

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