



P R I M E R E S I D E N T I A L

P R E S E N T S

Development Opportunity, Manor Road, Chigwell



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# Development Opportunity, Manor Road, Chigwell

“ A unique development opportunity in the heart of Chigwell to build three detached properties. The plot has outline planning permission (EPF/2769/18) granted to demolish the existing property and build three detached dwellings ranging from 2314 square feet to 3422 square feet. They are set out as followed:

Plot 1 - 4 bed House 2314 sq ft + Garage  
Plot 2 - 5 Bed House 3422 sq ft + Garage  
Plot 3 - 5 Bed House 2830 sq ft + Carport

Currently occupying this fantastic plot is a five bedroom detached family home spanning 3,486 square feet. It features a spacious driveway and a fabulous 'L' shape garden measuring over 200 feet in length. Manor Road, Chigwell is a short walk from the central line station and local facilities are within easy access.

”

With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Elliott Lawlor MNAEA & MARLA**

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Sqft 2,314 - 3,422	Type Land - Building Plot	Style New Home
Bedrooms NA	Receptions NA	Bathrooms NA
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band New Build



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# MAP & EPC



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			
		62	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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