



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

P R E S E N T S

Plot 2, 52 Traps Hill, Loughton



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PRIME DEVELOPMENT OPPORTUNITY— Plot 2, 52 Traps Hill, Loughton

Nestled in the desirable area of Loughton, Plot 2 at 52 Traps Hill presents an exceptional opportunity for those looking to create their dream home. This building plot spans an impressive 0.25 acres and has planning to build a 1,582 sq ft, three-bedroom, three-bathroom, detached bungalow.

As a new build property, this plot allows for modern design and construction techniques, ensuring energy efficiency and contemporary living standards. This is a rare chance to secure a prime piece of land in a sought-after area.

Please note: The area etched in blue is subject to separate negotiation and is not included in this listing.

Viewings will be conducted strictly by appointment



With over 20 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 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**
contact@ejpr.co.uk
0208 0165 333

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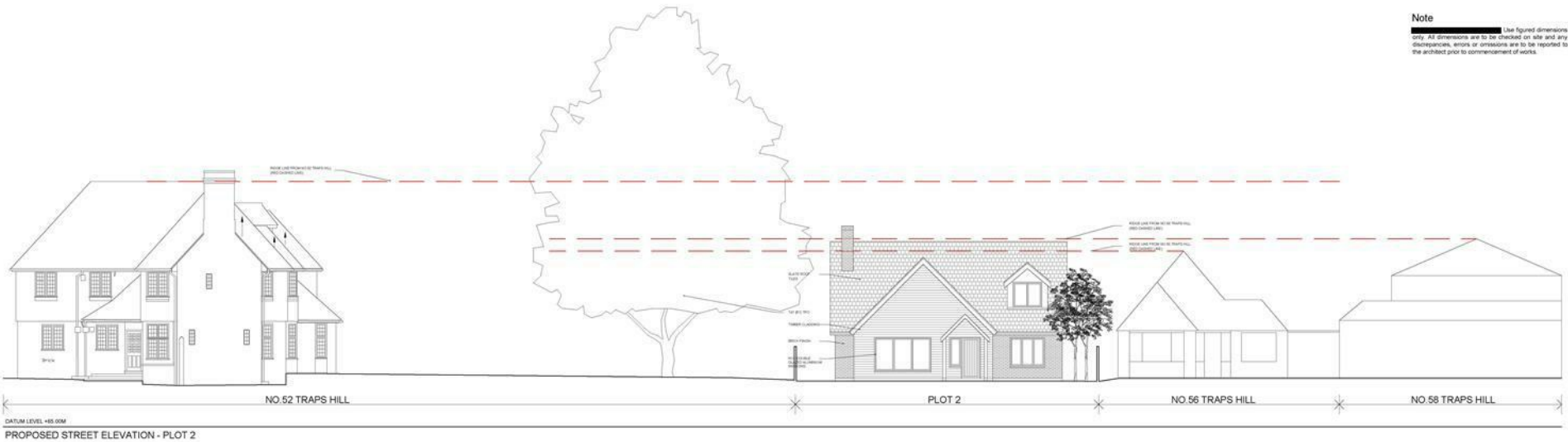
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Sqft 1582.00 sq ft	Type Land - Building Plot	Style New Home
Bedrooms 3	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority EFDC	Tax Band New Build

PLANS

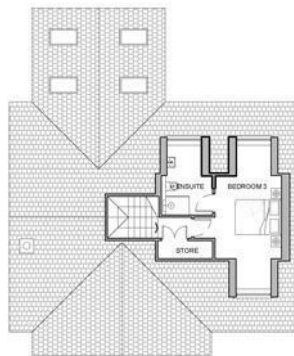
Note
Use figured dimensions only. All dimensions are to be checked on site and any discrepancies, errors or omissions are to be reported to the architect prior to commencement of works.



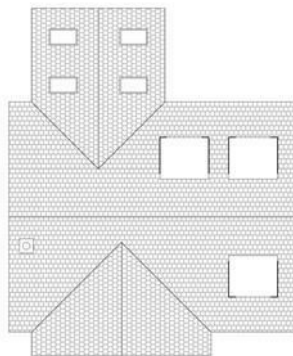
PROPOSED STREET ELEVATION - PLOT 2



PROPOSED GROUND FLOORPLAN
FLOOR AREA - 119M2
TOTAL FLOOR AREA - 147M2 / 1582FT2



PROPOSED FIRST FLOORPLAN
FLOOR AREA - 28M2



PROPOSED ROOFPLAN



PROPOSED REAR ELEVATION - PLOT 2



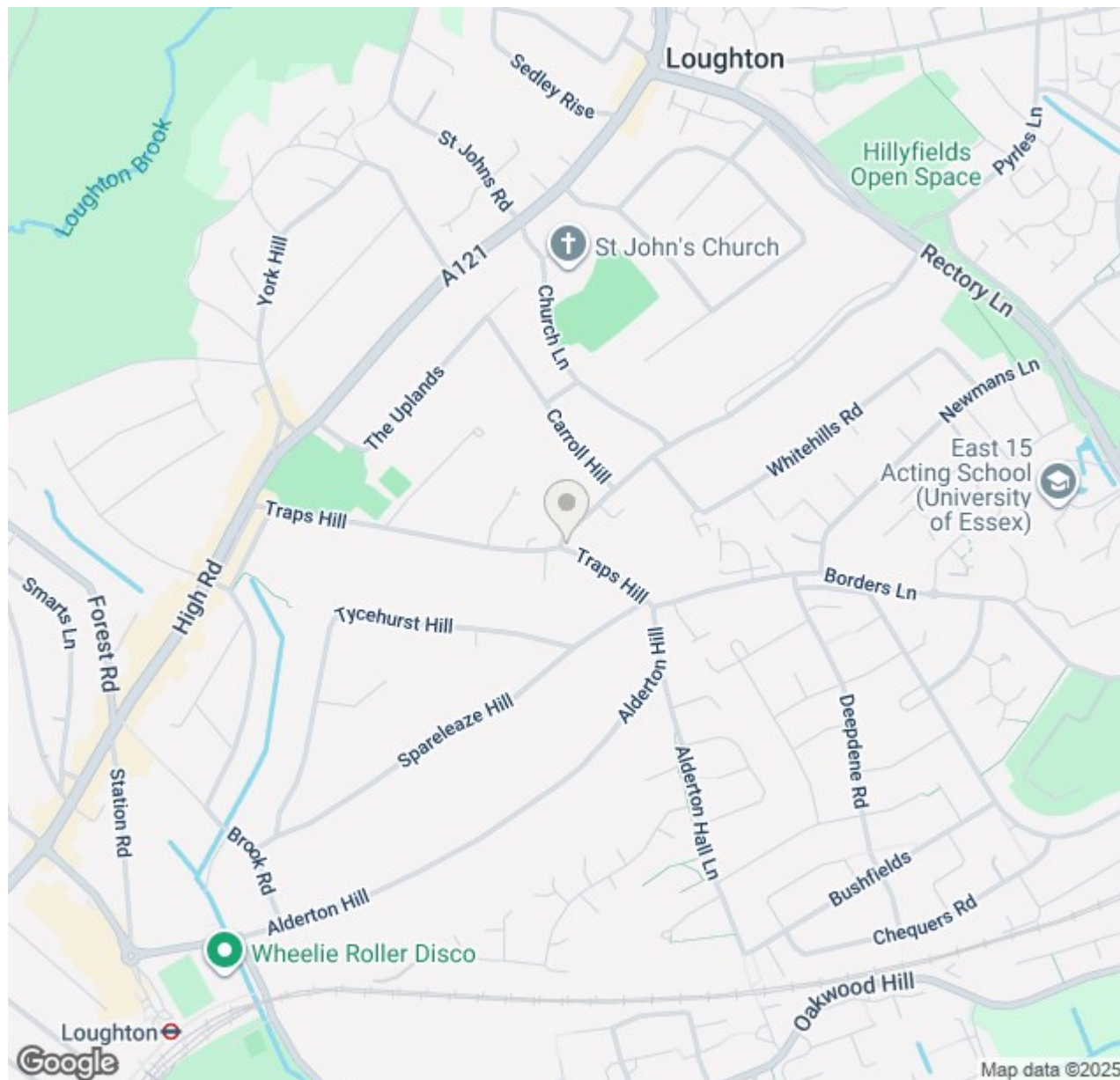
S:\T\BPP 0500-0525\BPP0522 - Bordersmead, 52 Traps Hill, LoughboroProposed24.01.19 File-App drawing set - revised 22.01.24.dwg

PRIME RESIDENTIAL

Revised Design updated		Jan 2024	GP
Rev	Notes	Date	By
Planning			
 BB PARTNERSHIP CHARTERED ARCHITECTS			
Studios 33-34, 10 Hornsey St, London, N7 8EL Tel: 020 7339 8555 - e-mail: archinfo@bbpartnership.co.uk			
Client Corinne Quinn and Keith Simmons			
Project Bordersmead 52 Traps Hill Loughboro			
Drawing Plot 2 - Plans and Elevation Proposals			
Date Aug 23	Scale 1:100	Drawn by GP	
dwg no 0522 - 201	Revision A		
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MAP & EPC



elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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These particulars have been prepared with approximate measurements in good faith by Elliott James – Prime Residential with the assistance of the vendor. The intention is to provide a fair and accurate guide to the property. These details do not constitute or form any part of an offer or contract. All interested parties must verify for themselves the accuracy of the information provided. The structural condition of the property or the condition of the heating, plumbing or electrical installations or any appliances have not been checked or tested and suitable investigations by interested parties should be conducted prior to purchase.