



# 1.24 Acre Freehold Development Site For Sale - Loughton IG10

**Restrictive covenant now removed**

**GILMARTIN LEY**

**St Thomas More Church  
Willingale Road,  
Loughton,  
ESSEX, IG10 2DE**



#### **Area**

Site Area: 5,018 sq.m. (54,014 sq.ft.)

#### **Price**

Guide price £2,500,000 subject to contract



#### **Property Description**

This 1.24 acre site comprises a 1950s church, presbytery, church hall and social club with a total gross internal area of 940.24 sq.m (10,121 sq.ft).

The church is no longer in use and the last services were held in October 2015.

A positive pre-app meeting has taken place with the Epping Forest District Council Planning Department, who have indicated their support for a scheme comprising 14 private houses and a multi-use community hall with D1 and D2 planning uses. We are also aware that a positive pre-app meeting has taken place in respect of a scheme comprising a 72 bed care home and 27 car parking spaces. The property may be suitable for additional alternative uses.

The land was previously subject to a Restrictive Covenant but our client has negotiated and completed a Deed of Release in connection with the same.

The site affords a generous amount of open space, with the north corner of the site having a tarmacadam surface for car parking. There are private fenced garden areas to the south and rear of the presbytery.

The main church building is located towards the eastern part of the site, while the church hall and social club are located in a fairly central position. The detached, two storey, presbytery building is located towards the south eastern corner, as shown on the OS plan.

#### **Key features**

- > Freehold site of 1.24 acres
- > Restrictive covenant now removed
- > Positive planning pre-app for 14 private houses and community building with D1 and D2 uses
- > Positive planning pre-app for 72 bed care home with 27 car parking spaces
- > Existing built space with a gross internal area of 940.24 sq.m (10,121 sq.ft)
- > 32 mins travel time via the Central Line from Debden to London Liverpool Street
- > Loughton Golf Course and Epping Forest are 800m and 2 km to the west respectively
- > 3 'Outstanding' schools within 500m of the property
- > Potential for a variety of alternative uses subject to planning consent

<https://www.gilmartinley.co.uk/properties/for-sale/development/loughton/essex/ig10/25404>

*Our ref:* 25404

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## Accommodation

| Accommodation  | Area sq.m. | Area sq.ft. | Comments |
|----------------|------------|-------------|----------|
| Church         | 357.91     | 3,852       |          |
| Social club    | 96.24      | 1,035       |          |
| Community hall | 321.99     | 3,465       |          |
| Presbytery     | 164.10     | 1,766       |          |

## Property Location

The subject property is located on the edge of the Green Belt in a mature residential part of Debden, known as the Debden London County Estate, which occupies most of the civil parish of Loughton to the east of the old town, within the district of Epping Forest.

The property is situated towards the northern end of Willingale Road, with a return frontage along Collard Avenue.

The property is 1.1 km north of The Broadway, which is one of Loughton's two main shopping centres consisting mainly of family-run shops together with Iceland Foods, Lloyds Bank, Superdrug, Ladbrokes, Greggs, Boots, Pizza Hut, William Hill and a small weekly market. A Sainsbury's supermarket is located on the corner of The Broadway and Chigwell Lane. There is a wider range of shops, cafes, restaurants and bars in central Loughton 1.5 km to the west.

Loughton Golf Course is and Epping Forest are 800m and 2 km to the west respectively.

There are three 'Outstanding' rated schools within 500m of the property.

The property benefits from excellent public transport links. Debden London Underground Station (Central Line) which is in Travelcard Zone 6 is approximately 1.4 km to the south of the property. There are frequent direct underground services from Debden to Stratford, with a journey time of circa 23 minutes and to London Liverpool Street, with a journey time of circa 32 minutes. A number of bus services (20, 397 and 677) operate in the vicinity of the property, providing frequent services to The Broadway, Chingford, Walthamstow, Chigwell, Buckhurst Hill and Ilford.

The location is well served for road communications lying 1.95 km to the north of Junction 5 of the M11 motorway. Junction 27 of the M25, which intersects with the M11 is 3.57 km to the north-east. The A406 North Circular Road is approximately 7.7 km to the south via the M11.

## Terms

Freehold for sale, with vacant possession.

Please note that the gas supply has been disconnected from the Church and the Hall but remains connected to the Presbytery.

## Legal Fees:

Each party is to bear its own legal fees

## Local Authority:

Epping Forest District Council

## Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

## Further information at:

<http://www.gilmartinley.co.uk/properties/25404>  
Deed of Release re restrictive covenant  
Offer Guidance  
OS Map  
Extra Care Sketch Scheme  
Planning Feasibility Addendum

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Residential Sketch Scheme  
Church Hall Floor Plan  
Presbytery Floor Plan  
Energy Performance Certificate  
Planning Pre-app Meeting Feedback  
Asbestos Survey

**Last Updated:**

21 Aug 2018

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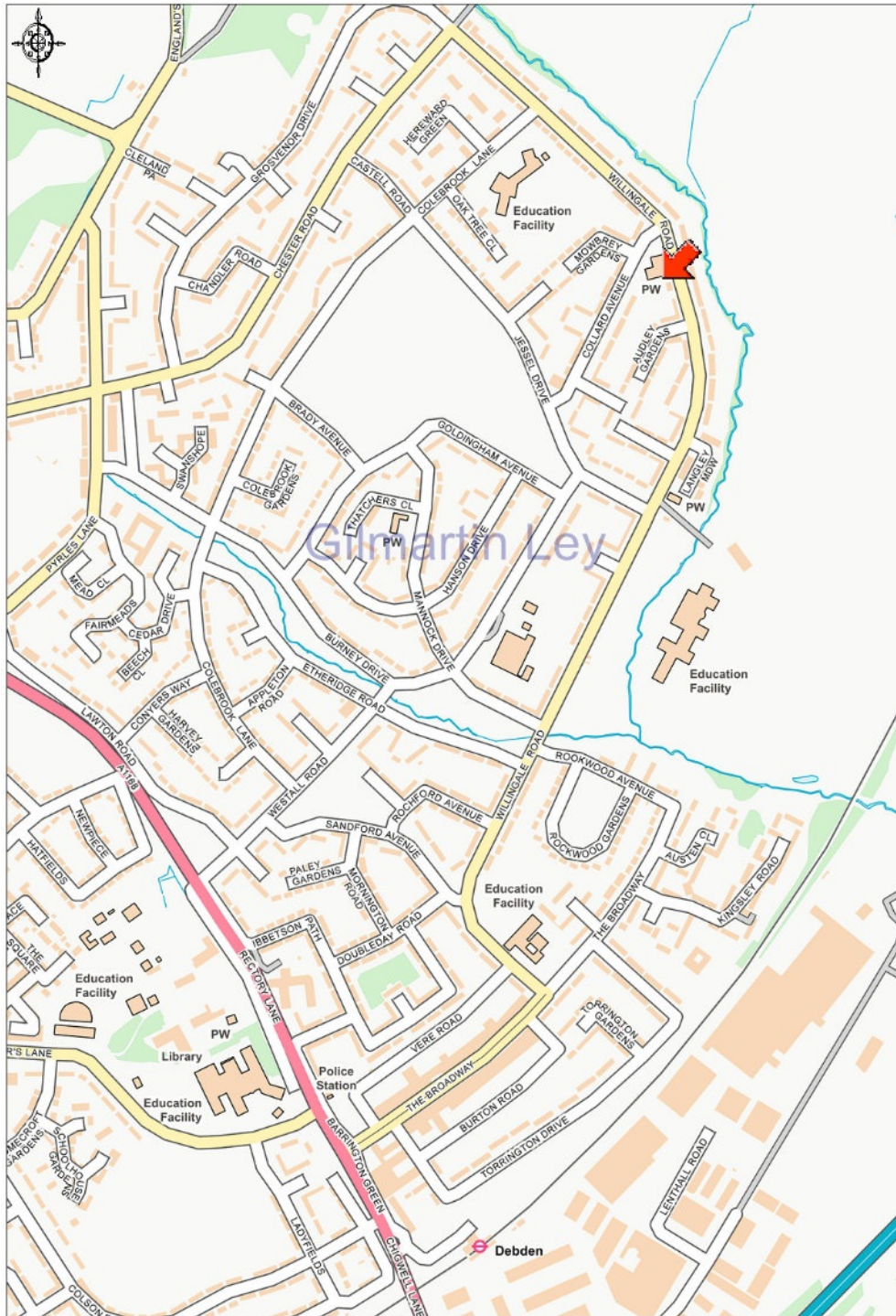


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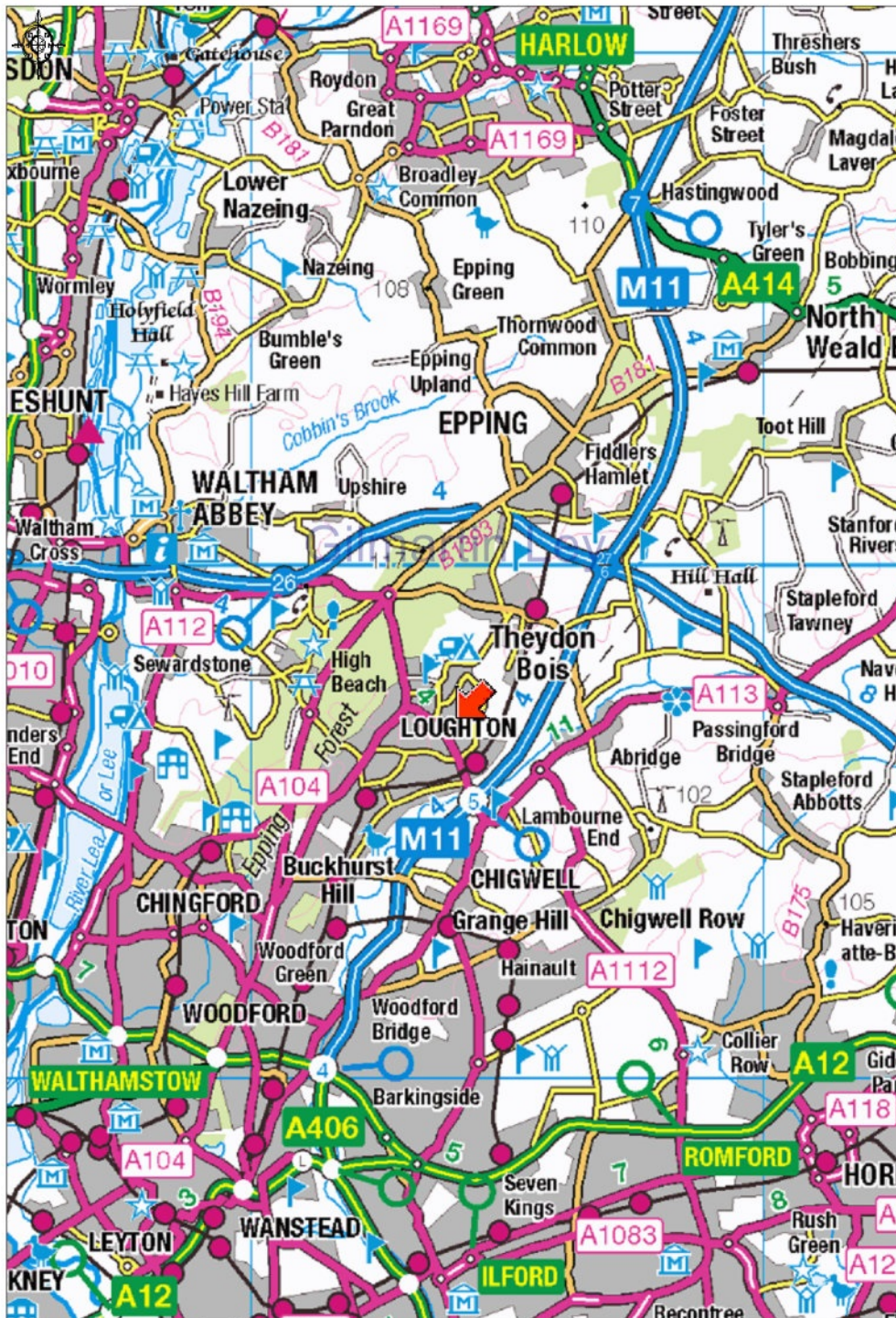


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