

Hoe Lane

Abridge, RM4

BUTLER & STAG
LAND & NEW HOMES

 **Knight
Frank**

Introduction

*A rare opportunity to create
an exceptional residence in
the picturesque village of
Abridge in Essex.*





Overview

Executive Summary

Every detail has been carefully considered to provide the ultimate in comfort and style. The home will feature six generously sized bedrooms, each with its own private en-suite and dressing room, ensuring privacy and convenience for all family members. The south west-facing garden offers breathtaking views of the surrounding countryside, filling the home with natural light throughout the day and providing a serene outdoor space to relax and entertain.

Designed for modern living, the property will include a spacious utility room on the basement level, offering ample storage and practical functionality. Health and wellness are at the heart of this home, with a dedicated gym and sauna, perfect for relaxation and fitness. For those who love entertainment, the cinema room will provide an immersive space to enjoy movies and leisure time in ultimate comfort.

The basement level will also feature a built-in wine cellar and cigar humidor, creating the perfect environment for collectors and connoisseurs to store and enjoy their finest selections.

Abridge is a highly sought-after village in Essex, offering a perfect balance between countryside charm and excellent connectivity. Surrounded by scenic landscapes and open green spaces, it provides a peaceful retreat while being just a short drive from Loughton and Chigwell, where you'll find a wealth of amenities, boutique shops, and fine dining options. The area is well connected, with easy access to the M11 and M25 motorways, and Debden Underground Station (Central Line) is nearby, offering direct routes into Central London. Renowned for its sense of community, excellent local pubs, and proximity to highly regarded schools, Abridge is an idyllic location for families and professionals alike.





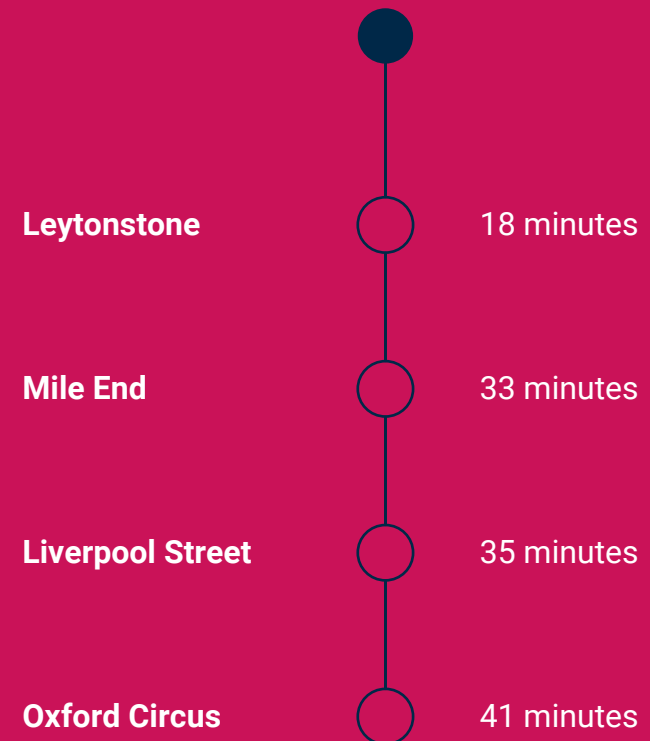
Location

Situated in the charming village of Abridge, this site benefits from a picturesque setting while still offering convenient access to essential amenities.

Abridge, located within the Essex borders, is approximately 15 miles northeast of Liverpool Street station. The village enjoys excellent transport links, with Theydon Bois and Debden Central Line stations just a short drive away, providing direct access into London. The M11 and M25 motorways are easily accessible, ensuring seamless connections to surrounding areas. Abridge is home to a selection of local pubs, shops, and green spaces, with larger shopping centres and supermarkets available in nearby Loughton and Epping. Additionally, the area boasts excellent schools and a strong sense of community, making it a highly desirable location.

Connectivity

Theydon Bois Central Line Station





Status

Planning

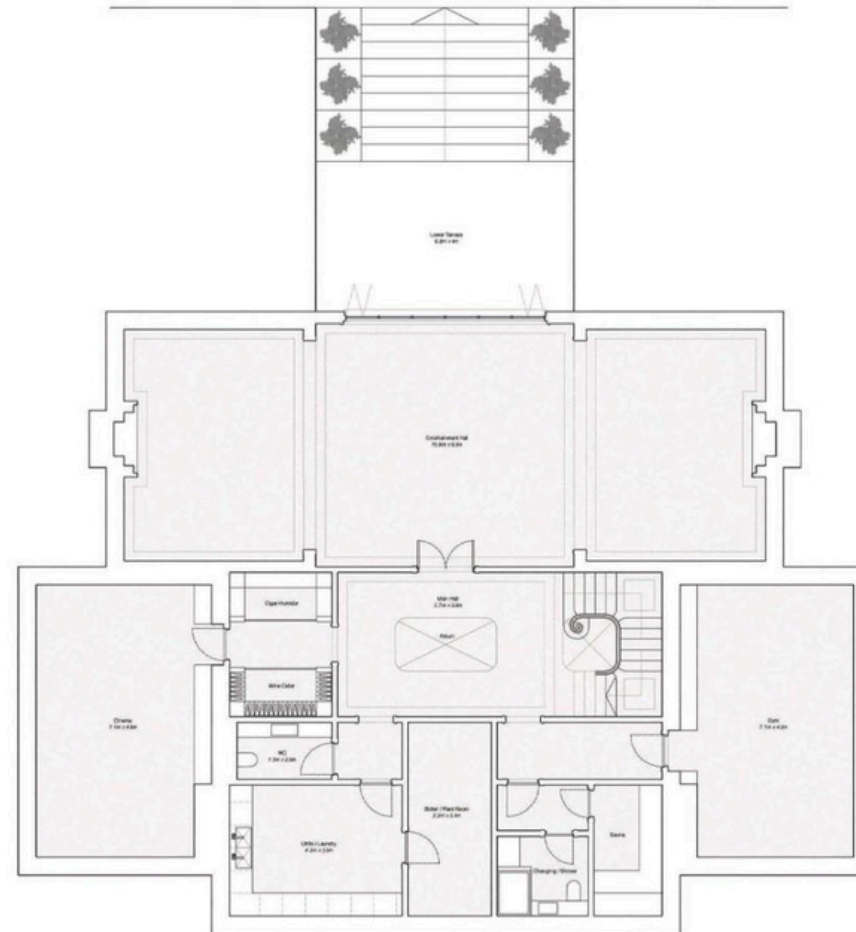
- Set within a spacious 1.43-acre plot in a prime Abridge location
- Full planning permission granted for a substantial new-build residence
- Proposed home spans 851 sqm (9,160 sqft) across multiple levels
- Designed to offer luxury, practicality, and modern family living
- Architectural plans emphasize elegance, space, and contemporary design
- Planning application reference: EPF/0221/24





Floor plans

PROPOSED DRAWINGS BASEMENT PLAN



Basement Floor GIA: 285 sq.m

PROPOSED BASEMENT PLAN. DRAWING no. 1999A 1:100@A3



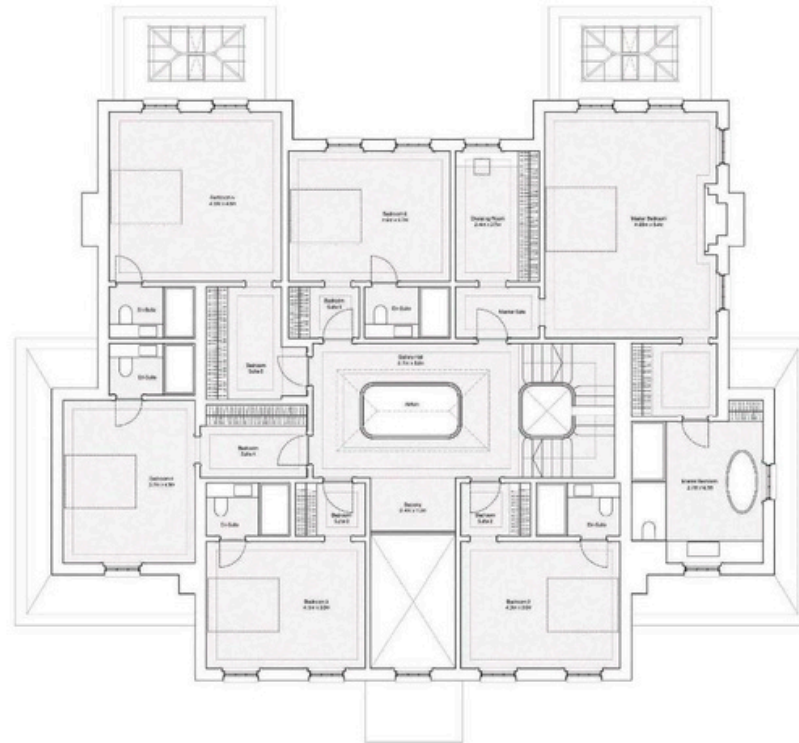
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Floor plans

PROPOSED DRAWINGS FIRST FLOOR PLAN



First Floor GIA: 257 sq.m

PROPOSED FIRST FLOOR PLAN. DRAWING no. 2001A 1:100@A3



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Further Information

Method of Sale

Unconditional offers are invited for the freehold interest.

Tenure

The property is held freehold under title number EX726716.

Local Authority

Epping Forest District Council.

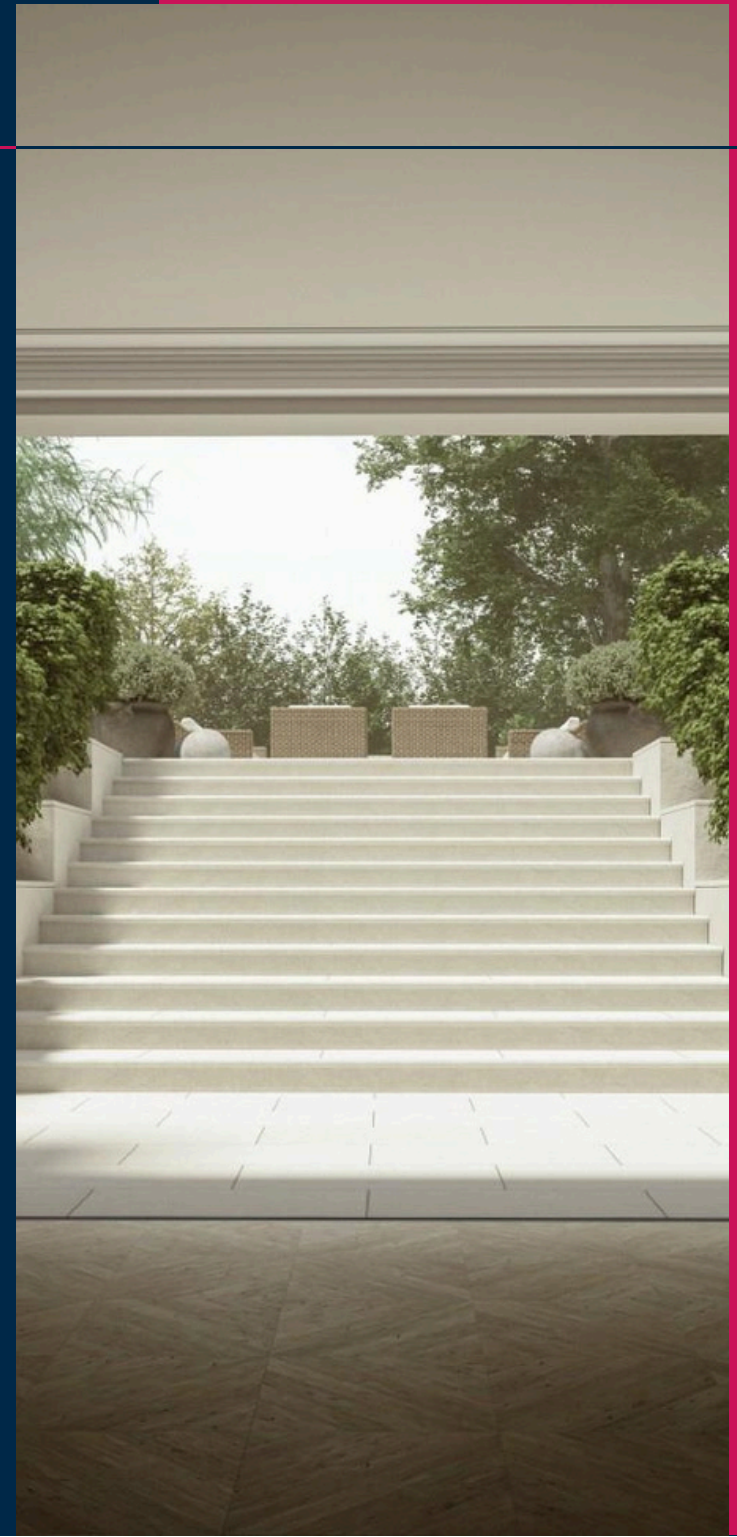
VAT

The site is not elected for VAT.

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents.

The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms.



Further Information

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