

15 - 15a Alderton Hill

LOUGHTON | ESSEX



BUTLER & STAG
LAND & NEW HOMES

15 - 15a Alderton Hill

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'A unique residential development opportunity located in the affluent residential area of Loughton, Essex.'



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this brochure.

Executive Summary

- ◆ The site offers an outstanding residential development opportunity in the affluent location of Loughton, Essex.
- ◆ Currently comprises two detached and redundant dwellings with associated gardens extending to 1.264 acres (0.51 ha). The seller has an option to acquire number 13 Alderton Hill. Further details can be provided upon request.
- ◆ The site is identified within the Epping Forest District Local Plan and falls under the Local Plan Site Allocation, for approximately 19 residential dwellings (Class C3).
- ◆ Alderton Hill provides an excellent town centre location and is one of the top three exclusive roads in Loughton, providing direct access to surrounding countryside and outstanding schools and significant amenity offerings.
- ◆ The acute demand for housing in Loughton results in strong pricing, with the average house price being c. £722,000 in the local catchment (3km radius since 2021).
- ◆ Preferred offers are requested for the freehold interest, on an unconditional basis.



'Alderton Hill offers an outstanding residential-led development opportunity'



Aerial view of the existing site looking south

The Site

Alderton Hill comprises separate dwellings situated across two plots totalling 1.264 acres (0.51 ha). It is located in the western part of Loughton, near the town centre and close to Epping Forest.

The two properties consist of one detached house and a bungalow, with gardens to the rear and driveways to the front, both of which are also vacant.

Access to both properties is via Alderton Hill, forming the northern boundary, with a train line forming the southern boundary. To the west of the site is Poets Place, a McCarthy Stone

retirement living scheme built in 2018 providing 40 1-bedroom and 2-bedroom apartments, across 3 storeys, exclusively for those over the age of 60.



Location

The site is well positioned in the affluent town of Loughton, within the Epping Forest district. It is placed within the Essex ‘Golden Triangle’, described as the popular, affluent residential areas between Chigwell, Loughton and Buckhurst Hill.

Loughton benefits from a selection of excellent independent and state schools, both primary and secondary, including private schools such as Oaklands School, Chigwell School, Forest and Bancrofts School, and high performing

state schools such as Davenant Foundation School, Debden Park School and Roding Valley. Loughton's proximity to colleges and universities, both in Greater London and Essex areas further enhances the town's appeal to families seeking quality education.

Loughton itself is recognised as a thriving town offering a wide variety of amenities. The high street boasts a variety of well-known and independent retailers, bars and restaurants.



'A well positioned site moments from the excellent amenities found along Loughton High Street.'



Loughton High Road



Loughton High Street



Epping Forest



Roding Valley High School, Loughton



Loughton High Road



St Mary's Church, Loughton

Transport and Connectivity

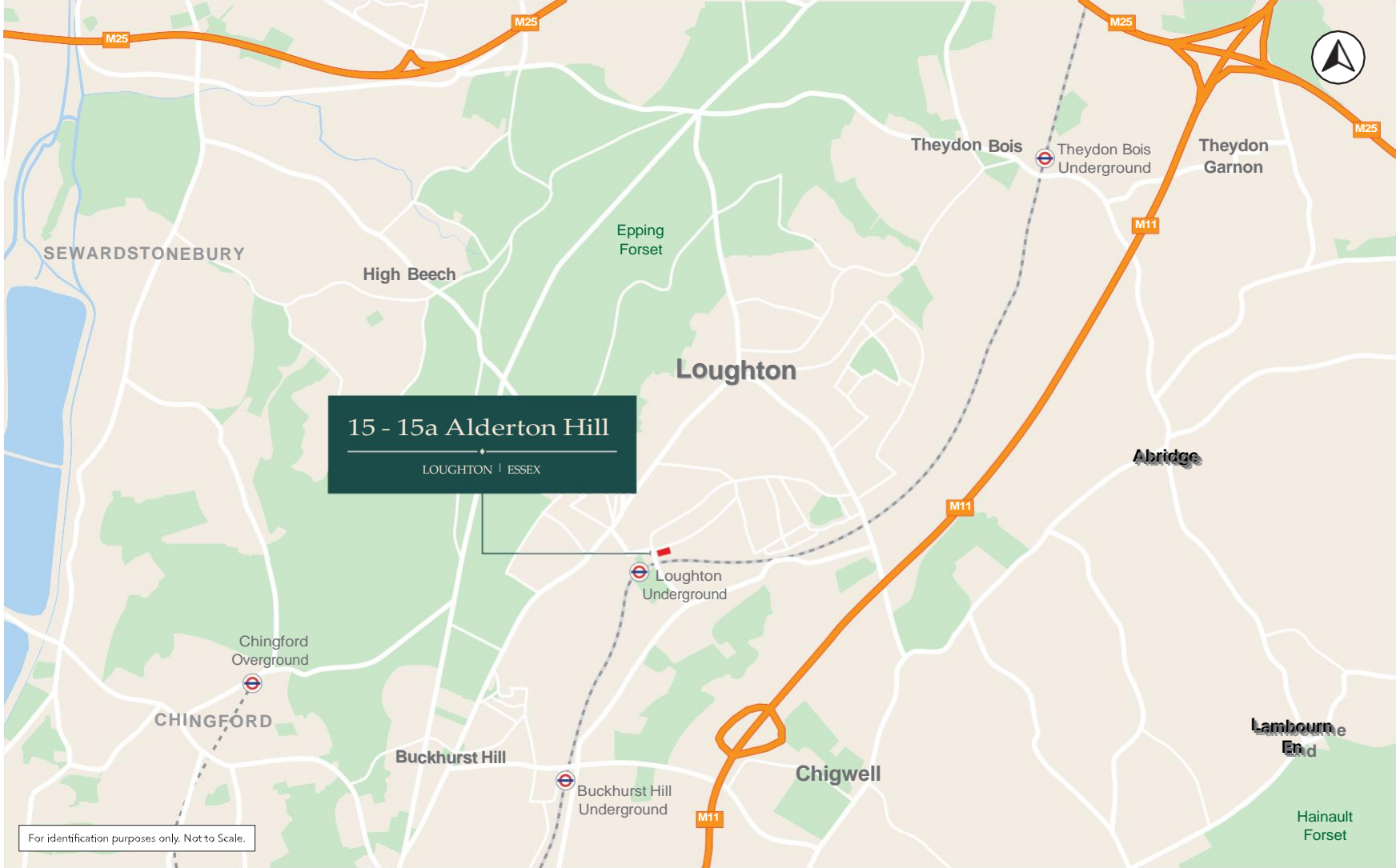
The site is located within 250 metres of Loughton Underground Station, which is served by the Central Line. This provides direct services to Stratford in 24 minutes, London Liverpool Street in 29 minutes, Tottenham Court Road and Bond Street within 50 minutes. Chingford Railway Station is only 3.5 km to the west of the site and offers alternative overground services into London.

Loughton boasts excellent transport links. Access to both the M25 and M11 are very convenient, with Junction 5 situated 1.8 km to the west

providing access to the M11. Such proximity to major roads provides easy access into central London and other parts of East Anglia and the Home Counties.

London City Airport is located 23km to the South of the site. Stansted Airport is also within convenient proximity located 37km northeast and can be reached within approximately 35 minutes by car.

Loughton, is served by a variety of bus services that provide convenient connections within the town and to nearby areas.



BY TRAIN (FROM LOUGHTON)

Stratford	20 minutes
London Liverpool Street	30 minutes
London City Airport	35 minutes
Bond Street	40 minutes
Tottenham Court Road	45 minutes
London Paddington	50 minutes
London Heathrow Airport	1hr 10 minutes
London Gatwick Airport	1hr 25 minutes

BY CAR

Epping Forest	5 minutes
Epping	10 minutes
Stansted Airport	35 minutes
City of London	35 minutes
London's West End	45 minutes

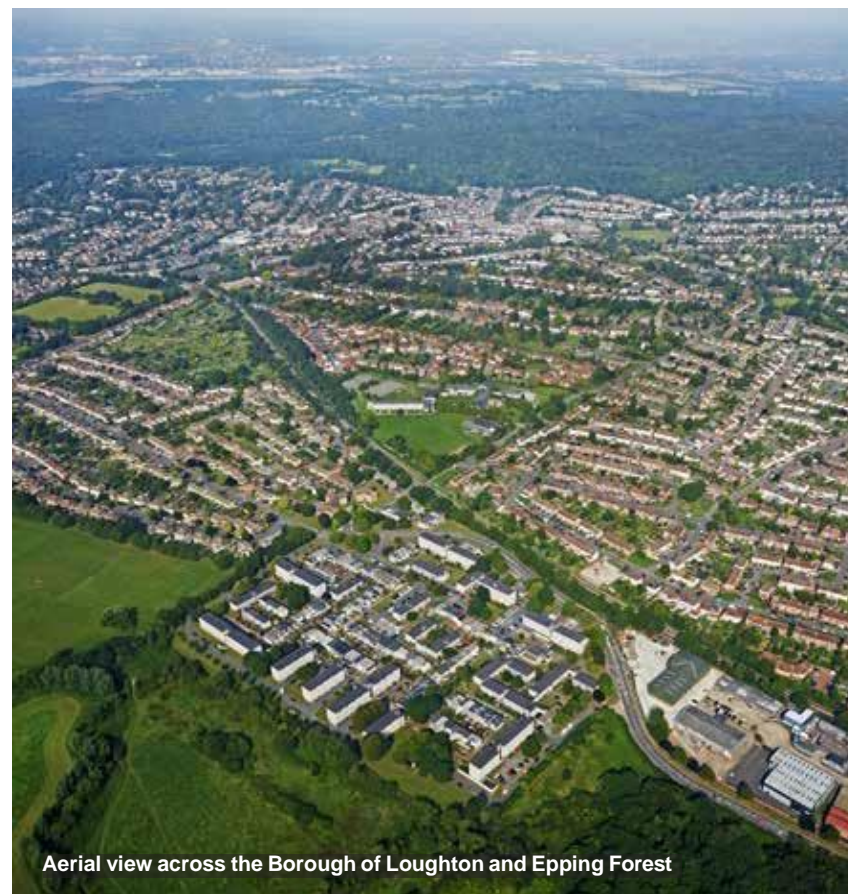
Local Market Commentary

Loughton, Essex, is an affluent area with Mosaic data revealing that 19,348 households within 3 km of the site have an average household income of £85,125, and 22% of these household's report incomes exceeding £144,000. Within a 1km radius, the average household income remains high at £82,405.

The property market reflects this affluence, with flats averaging a price of £414,107, and average houses at £722,796. Properties with a capital value between £500k and +£1 million account for over 50% of all local sales, highlighting the strong demand for assets in this price range.

Higher-end properties, with a price range of £500 to £1,000+ psf, represent over 70% of local sales, with flats making up 15% and houses 55% of these transactions—demonstrating significant demand for modern, high-value properties in Loughton.

Additionally, sales comparables for one- and two-bedroom modern apartments show an average sales asking and achieved price range of £506–£764 psf, while houses have a comparable range of £509–£693 psf. A full comparable pack can be found in the data room.



Aerial view across the Borough of Loughton and Epping Forest



Aerial view of the existing site looking west

Planning

The site, comprising the two existing redundant residential dwellings, is identified in the Local Plan Site allocation under 'Land at Alderton Hill', for approximately 19 residential dwellings (Class C3) with an indicative net density of 34 dwellings per hectare.

A planning note has been written by DP9 planning consultants, they believe that the local planning policy is favourable for developing the site for the following reasons:

- ◆ Local Plan Policy H1 supports development for new homes, part A of the policy states "includes a range of types, tenures, and sizes to address local need including for 'down-sizing', housing for older people, and specialist housing as appropriate.'
- ◆ Local Plan Policy SP2 identifies an average requirement of 11,400 new homes over the plan period (2011-2033), with 1,021 allocate within the Loughton Area, with 19 of these falling within the allocation of the site.
- ◆ The principle of delivering extra care (Class C2) and residential housing (Class C3) land uses at an increased density is considered acceptable, given the characteristics of the site, planning history and planning policy context. Historically, the inspector concluded that the site represents a convenient, accessible, and sustainable location for an extra care facility.

The existing buildings on the site are not listed nor are they in a Conservation Area. There are no Tree Protection Orders on site.

The full DP9 planning note can be found in the data room.



Aerial view of the existing site looking east



Aerial view of the existing site looking south west

Further Information

TENURE

The property is held freehold under title numbers EX5655 and EX236583. Copies of the Land Registry documents can be found in the data room.

METHOD OF SALE

Preferred offers are requested for the freehold interest, on an unconditional basis.

LOCAL AUTHORITY

Epping Forest District Council

INSPECTION

The property may be inspected by prior appointment only, through the vendor's joint selling agents. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

The site is elected for VAT

OTHER INFORMATION

Please see the dedicated website for the following information:

- ◆ Planning Guidance Note
- ◆ Bidding Guidelines
- ◆ Site Plan
- ◆ Title Documentation

DATA ROOM

Please visit:

<https://estatecreate.com/AldertonHill>



Aerial view of the existing site looking south

Contact Us



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