

# *Archdale*

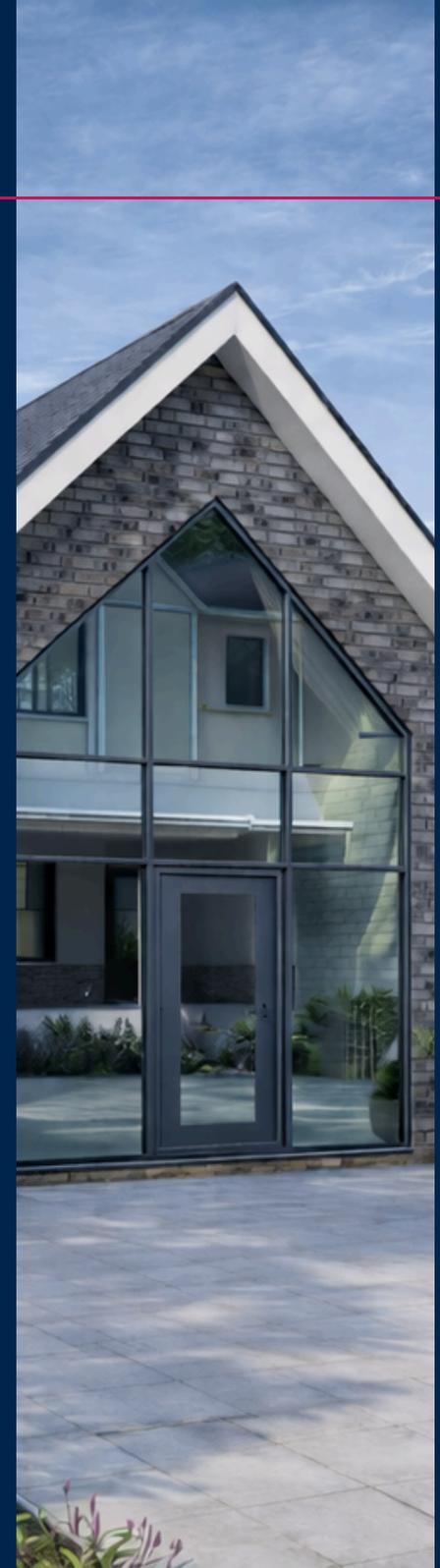
*Theydon Bois*



*Introduction*

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





## *Overview*

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# *Executive Summary*

An exceptional opportunity to acquire a prime residential development plot with full planning permission for a substantial four-bedroom detached chalet bungalow extending to approximately 2,012 sq ft.

Our client currently owns a single dwelling on the site and has successfully secured planning consent for the demolition of the existing property and the construction of two new residential units. The opportunity being offered is to purchase the portion of the site benefiting from planning permission for one of these approved dwellings, a well-designed detached chalet bungalow.

The proposed unit has been thoughtfully planned to deliver generous, modern living accommodation across approximately 2,012 sq ft, offering a highly desirable layout suited to contemporary family living. The design balances strong kerb appeal with practical internal space, ensuring both market attractiveness and long-term value.

The development strategy presents a compelling advantage: demolition costs of the existing dwelling are to be shared with the current owner, with both approved units constructed simultaneously. This coordinated build programme offers efficiencies in procurement, contractor mobilisation, and overall project delivery, helping to optimise build costs and timescales.





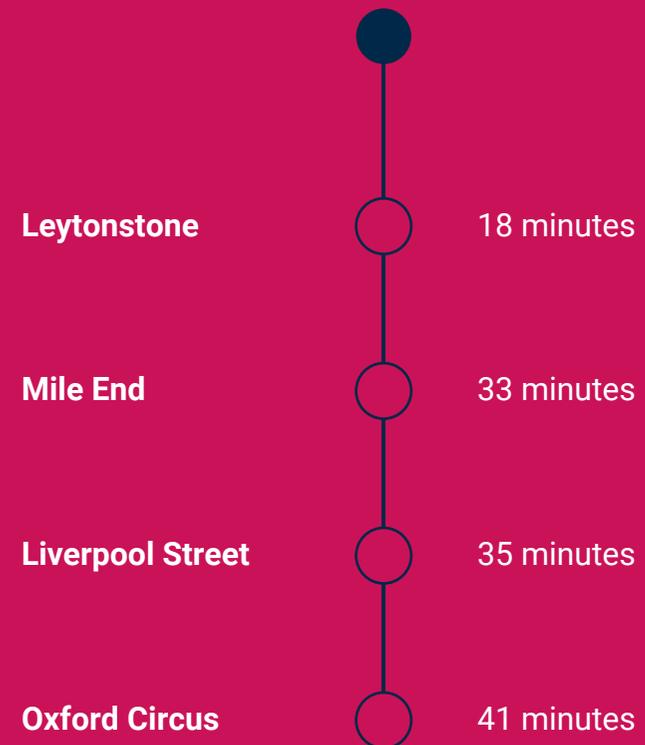
## *Location*

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

Theydon Bois, situated on the edge of Epping Forest within the Essex borders, is approximately 20 miles northeast of Liverpool Street station. The village benefits from outstanding transport links, with Theydon Bois tube station providing direct Central Line services into London, making it ideal for commuters. The nearby M11 motorway and M25 motorway offer convenient road connections to London, Stansted Airport, and the wider motorway network. Theydon Bois features a charming high street with a selection of independent shops, cafés, and traditional pubs, while more extensive shopping and leisure facilities can be found in nearby Loughton and Epping. With highly regarded schools, beautiful surrounding countryside, and a welcoming community atmosphere, Theydon Bois remains a highly sought-after village location.

## *Connectivity*

### *Theydon Bois Central Line Station*





# Archdale, Theydon Bois

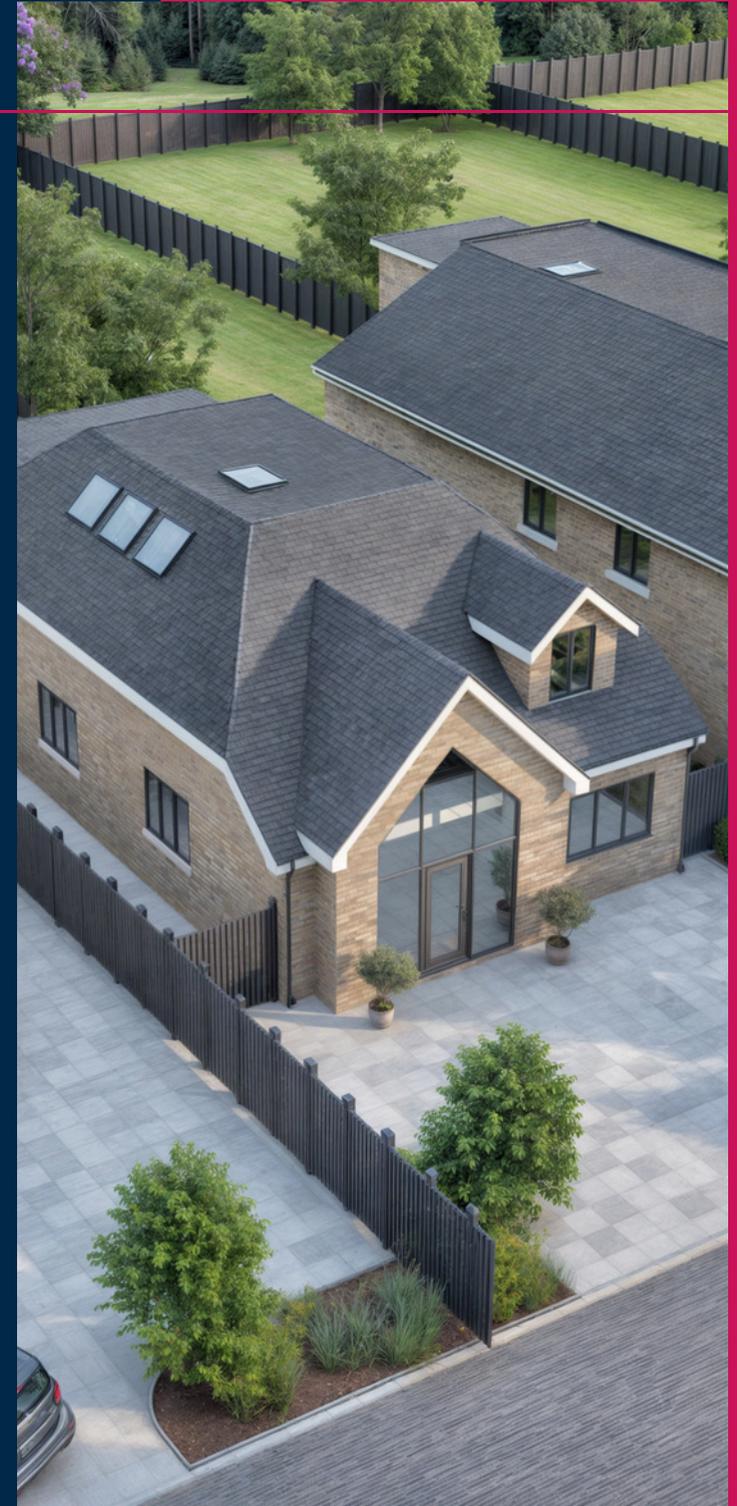


*Status*

# *Planning*

This represents a rare opportunity to secure a fully consented, ready-to-deliver residential development in the highly sought-after village of Theydon Bois. Combining cost-sharing advantages with a clear and coordinated build strategy, the scheme offers an efficient and attractive proposition. Ideally suited to developers, investors, or bespoke home builders looking to deliver a well-positioned project in a prime village setting with strong and enduring market appeal.

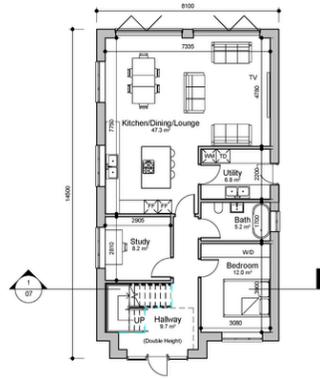
- Full planning permission secured for demolition and replacement with two new dwellings
- Opportunity to acquire the plot for a four-bedroom 2,012 sq ft detached chalet bungalow
- Shared demolition costs with existing owner
- Simultaneous construction of both units for build efficiency
- Strong resale or end-user appeal in a proven residential location



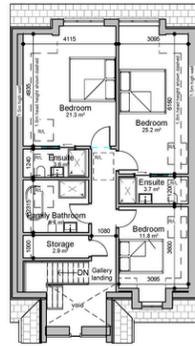


# Floor plans

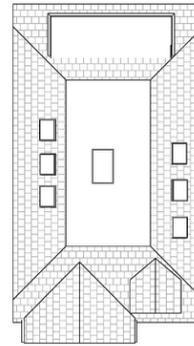
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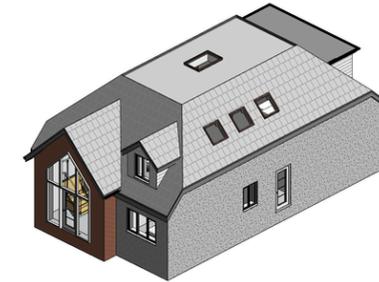
Ground Floor Plan  
1: 100



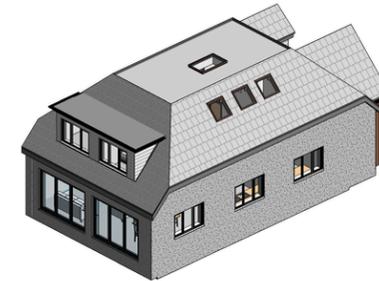
First Floor Plan  
1: 100



Roof Plan  
1: 100



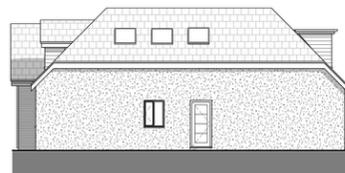
Front 3D View



Rear 3D View



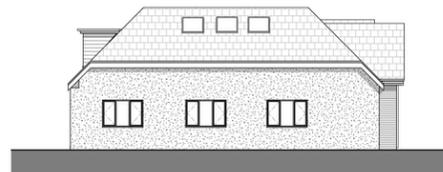
Front Elevation  
1: 100



Side Elevation  
1: 100

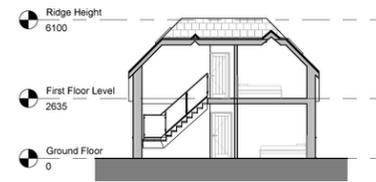


Rear Elevation  
1: 100



Side Elevation  
1: 100

Area Schedule (GIA)	
Level	Area
Ground Floor	98.7 m <sup>2</sup>
First Floor Level	88.6 m <sup>2</sup>
	187.2 m <sup>2</sup> (2,012 sq.ft)



Section  
1: 100



C	DP	Updated for planning	19/10/2025
B	DP	Plans reviewed for client's comments	24/02/2025
A	DP	Updated per client to back finish	24/02/2025
E	Drawn	Description	Date

## MP CHARTERED ARCHITECTS

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Status Preliminary for Comment

Project Archdale, Loughton Lane  
 Theydon Bois, Epping, CM16 7JY

Drawing Proposed Plans and Elevations  
 House A

Scale 1: 100 Date April 2025

Sheet Size A1 Project no. 3190

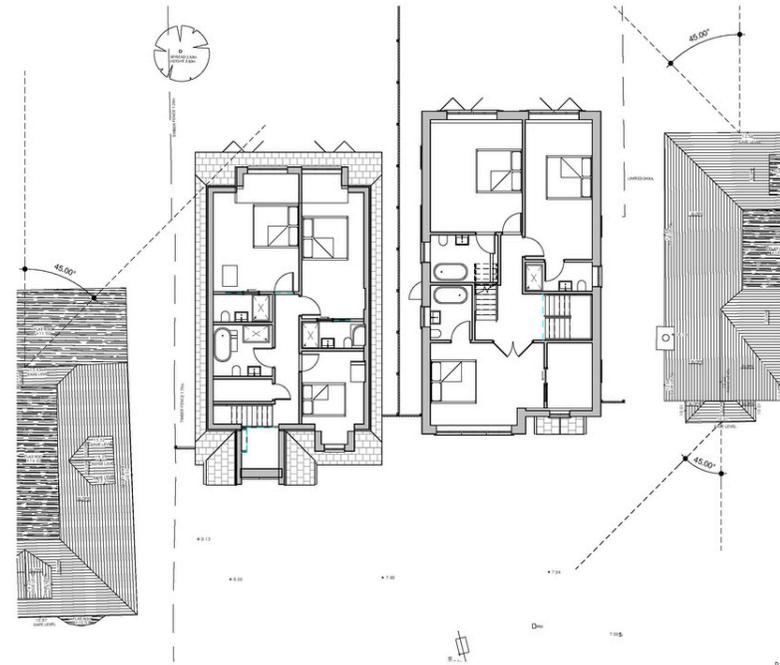
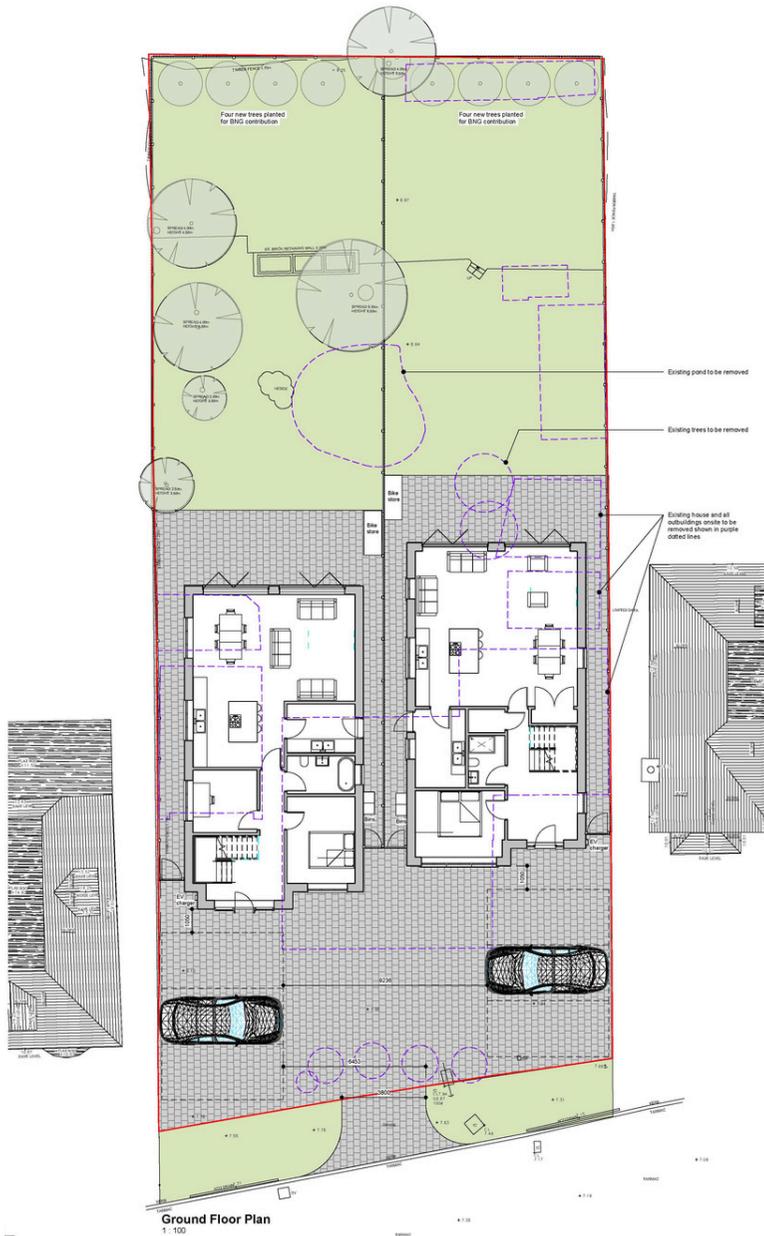
Drawn by DP Drawing no. 07

Checked by - Revision C

# Floor plans

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 SCALE 1:100  
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Rev.	Drawn	Description	Date
0	DP	Planning updated	11.11.25
1	DP	Client Signature	18.10.25
2	DP	Client Signature	18.10.25
3	A	Updated to Client's comment	20.05.25

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Status: **Planning**

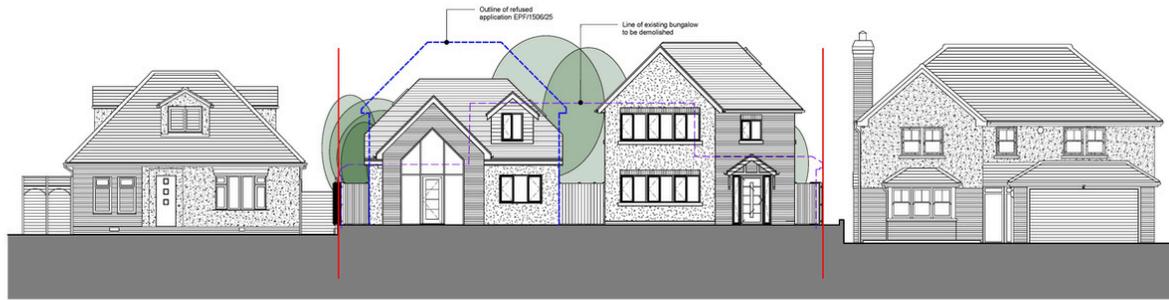
Project: **Archdale, Loughton Lane  
 Theydon Bois, Epping,  
 CM18 7JY**

Drawing: **Proposed Ground and First Floor Plans**

Scale	Date
1:100	04/11/25
Sheet Size	Project no.
A1	3190
Drawn by	Drawing no.
DP	09
Checked by	Revision
-	D

# Floor plans

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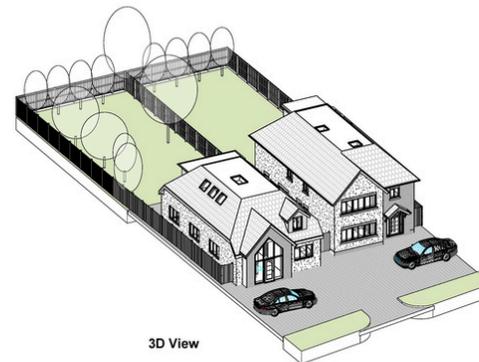
**Front Street Elevation**  
 1 : 100



**Rear Street Elevation**  
 1 : 100



**Perspective Street View**



**3D View**

Rev.	Drawn	Description	Date
E	DP	Planning updated	11/11/25
D	DP	Chase Bungalow	10/10/25
C	DP	Current envelope	18/08/25
B	DP	Updated to Client's comment	20/05/25
A	DP	House design updated	20/05/25

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Status: **Planning**

Project: **Archdale, Loughton Lane  
 Theydon Bois, Epping,  
 CM16 7JY**

Drawing: **Proposed Street Elevations and 3D Views**

Scale: **1 : 100** Date: **04/11/25**

Sheet Size: **A1** Project no.: **3190**

Drawn by: **DP** Drawing no.: **06**

Checked by: **E** Revision:

## *Further Information*

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### **Method of Sale**

Guiding offers over £550,000.

### **Tenure**

The property is held freehold under title number EX859465.

### **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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LAND & NEW HOMES

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