



5 EPPING NEW ROAD, BUCKHURST HILL, IG9 5JB

Summary

- Vacant detached former care home situated on a 0.24 acre site
- Planning permission for conversion & extensions to create 8 x apartments (4 x 1 bed and 4 x 2 bed) totalling 5,446ft² NIA
- Sought after residential location, close to Epping Forest and within walking distance of Buckhurst Hill London Underground Station
- Offers invited in the region of £1,500,000 for the freehold interest

Description

The existing property comprises a former 10 bedroom care home situated over 2-storeys (plus basement) extending to approximately 3,445ft² GIA positioned on a 0.24 acre site.

Formerly known as Winterton House, the care home ceased trading in 2017.

Location

The property is located on Epping New Road, a residential road within the affluent Essex area of Buckhurst Hill.

The property is well located for several public parks and open spaces, including Epping Forest and Chingford Plain.

The closest shops and amenities (including Waitrose & Partners) are located on Queens Road, circa 0.4 miles from the property.

The nearest train station is Buckhurst Hill London Underground Station, which is situated approximately 1 mile from the property.



Approved Accommodation Schedule

Unit	Floor	Description	NIA m ²	NIA ft ²	Private Amenity
1	Ground & Basement	2 Bedroom 3 Person Duplex	74.5	802	Garden / Terrace (39.m ²)
2	Ground & Basement	2 Bedroom 3 Person Duplex	73.4	790	Garden / Terrace (62.2m ²)
3	Ground	1 Bedroom 2 Person Apartment	52.7	567	Garden (87.3m ²)
4	Ground	1 Bedroom 2 Person Apartment	57.7	621	Garden (104.6m ²)
5	First	1 Bedroom 2 Person Apartment	55.0	592	None
6	First	2 Bedroom 3 Person Apartment	61.9	666	Balcony (6.4m ²)
7	First	2 Bedroom 4 Person Apartment	70.3	757	Balcony (7.1m ²)
8	Second	1 Bedroom 2 Person Apartment	60.4	650	None
Total			505.9	5,446	

Planning

Planning permission was granted by LB Redbridge in February 2024 (app ref: 3589/23) for the partial demolition of the existing building, extensions and conversion to create 8 apartments (4 x 1 bed and 4 x 2 bed) totalling 5,446ft² NIA.

All apartments are for private sale and will benefit from one off-street parking space each located at the front of the development. 6 of the 8 apartments benefit from private amenity space, including substantial gardens for the ground floor and duplex units.

A CIL liability of circa £113,000 is applicable. The total GIA of the proposed development is 589m²/ 6,340ft².



Tenure

The property is being sold freehold.

VAT

We understand the property is not elected for VAT.

Terms

Offers invited in the region of £1,500,000 for the freehold interest.

Contact

To discuss any aspect of this property or the disposal process, please contact the seller's agents:

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