



Land At Brackenwood, Lippitts Hill, Loughton
Essex



Land At Brackenwood, Lippitts Hill

Loughton, Essex

An exceptional opportunity presents itself with this residential land offering in the highly sought-after High Beech area of Loughton, where three self-build plots are available with full planning permission already granted.

- Development Opportunity
- 3 Self-Build Plots
- Full Planning Permission Granted
- Four bedroom house extending to c. 251 sqm / 2700 sqft
- Two En-Suite's
- Rural Location
- Highly Sought-After Residential Area
- High Beech, Loughton





This rare development opportunity provides the chance to create three substantial bespoke family homes extending to approximately 251 sqm (2,700 sq ft). The thoughtfully designed property offers generous and flexible accommodation, including multiple bedrooms, two en-suite bedrooms, a dedicated downstairs study and a separate utility room. The layout has been carefully considered to provide modern family living, with ample space for both everyday life and entertaining, while allowing scope for personalisation to suit individual preferences.

The plots are situated in a prestigious and established residential location, renowned for its tranquil setting and excellent access to the amenities of Loughton, including reputable schools, boutique shops, and convenient transport links to central London and surrounding areas. This is an ideal prospect for those seeking to create a substantial family home or an investment in a thriving and desirable community. With the benefit of full planning permission already secured, the development process is streamlined, allowing you to move forward without delay.

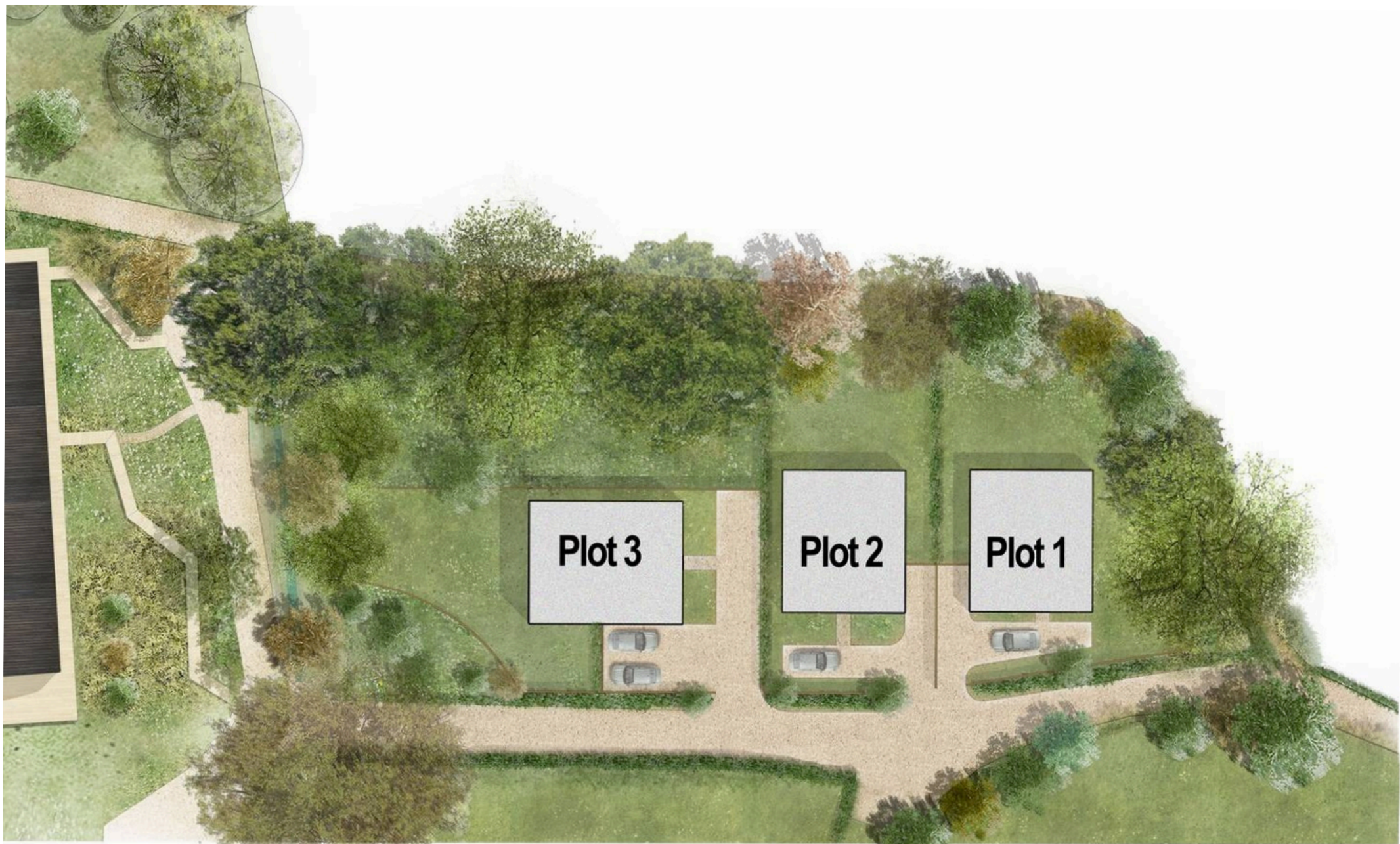


High Beech is an idyllic and highly sought-after village on the edge of Loughton, surrounded by the ancient woodland of Epping Forest. Offering a unique balance of rural tranquillity and excellent connectivity, the area is renowned for its scenic walking and cycling trails, open green spaces and country pubs, whilst remaining within easy reach of Central London. Loughton Underground Station (Central Line) is approximately 2 miles away, providing direct services to Stratford, the City and the West End, with the M11 (Junction 5), M25 and A406 all readily accessible for wider road connections.

This is a unique chance to secure a prime piece of land in one of Loughton's most desirable neighbourhoods, offering both the flexibility and creative control to build a home that perfectly fits your lifestyle and aspirations. Early enquiries are strongly recommended to avoid disappointment and to take advantage of this outstanding self-build opportunity in High Beech.

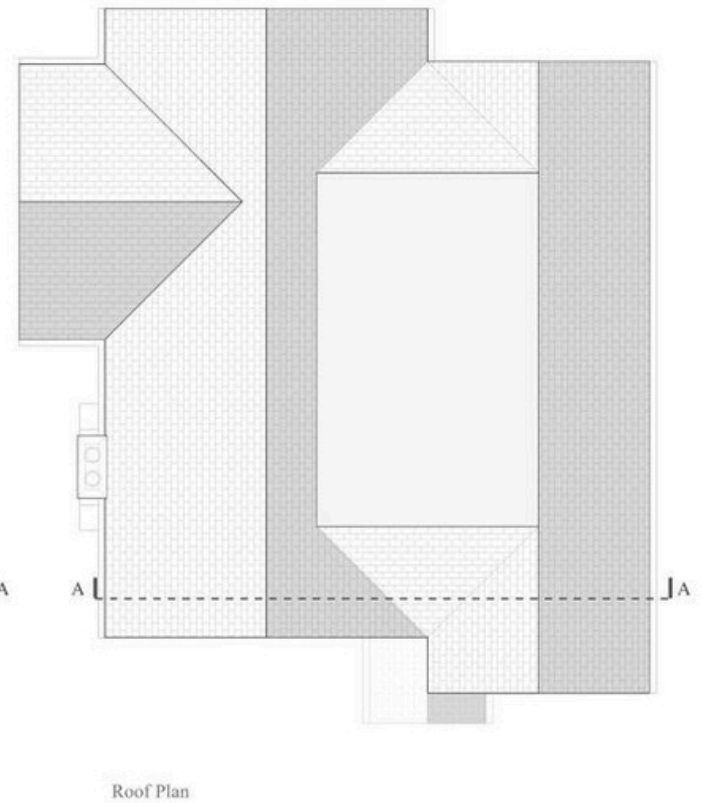
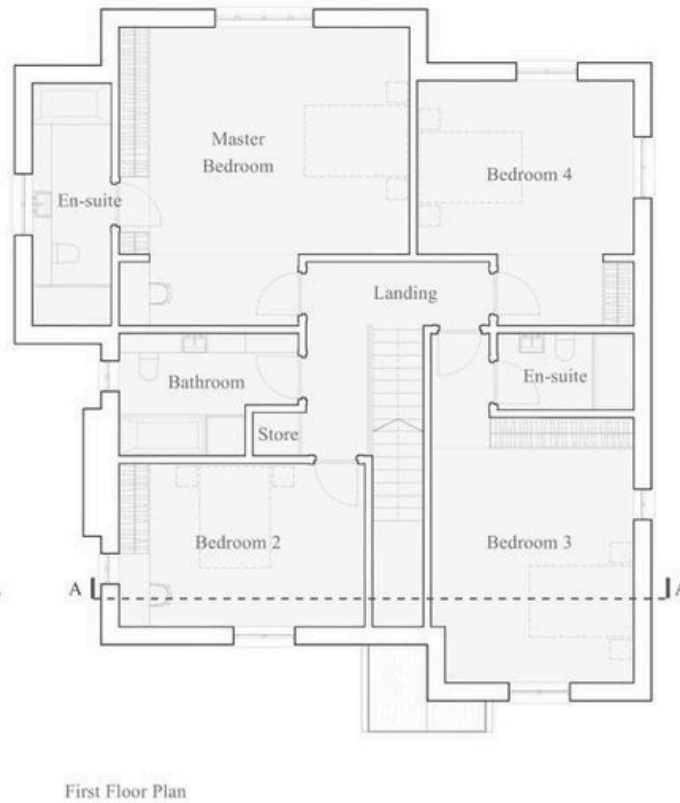
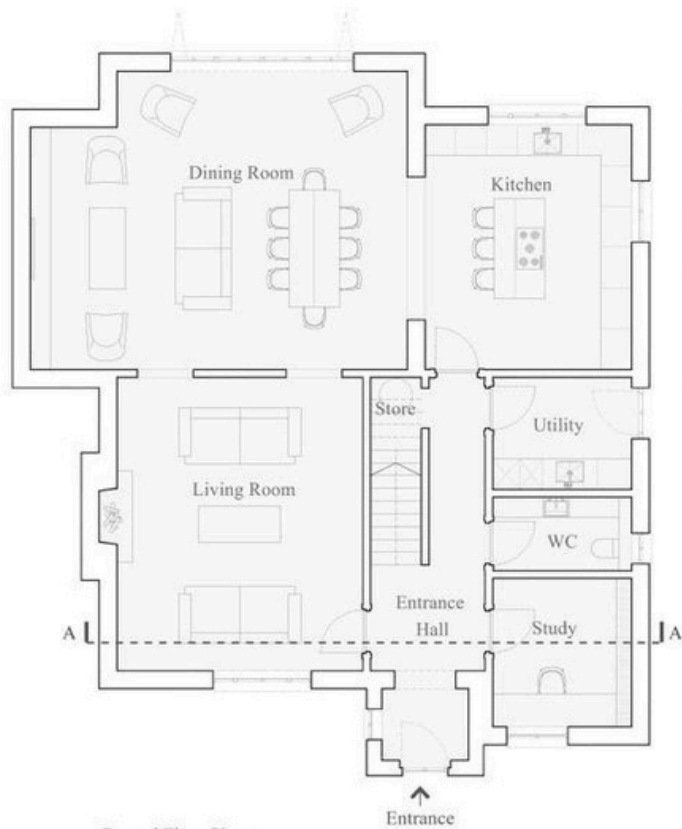






PLANNING DRAWINGS

PROPOSED - HOUSE TYPE C - FLOOR PLANS

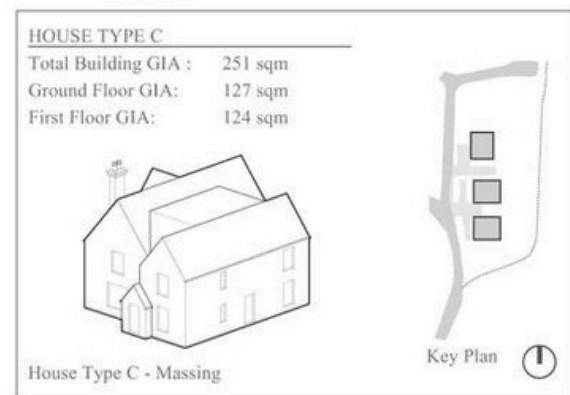


Note: Internal layouts shown indicatively. Final floor plans will vary depending on the selected layout in accordance with the submitted Design Code and secured by planning condition.

HOUSE TYPE C - PROPOSED FLOOR PLANS. DRAWING no. 2002. 1:100 @A3



LAND WITHIN CURTILAGE OF FORMER DAY'S FARM ESTATE LIPPITTS HILL, ESSEX, IG10 4DF



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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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