

BUTLER & STAG

LAND & NEW HOMES

LAND AT

# Abridge Golf Club

EPPING LANE | STAPLEFORD TAWNEY | ESSEX

BROCHURE

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LAND & NEW HOMES

Viewing strictly by appointment only. These particulars are intended as a guide only and must not be relied upon as statements of fact.

LAND AT

# Abridge Golf Club

STAPLEFORD TAWNEY | ESSEX

*'A rare freehold site with planning approved for two luxury homes, set beside the 13th green.'*

INTRODUCTION

*A rare freehold opportunity, with planning approved for two luxury homes overlooking Abridge Golf Course.*





*'Gardens opening directly onto the 13th green.'*

SITE OUTLINED IN RED FOR IDENTIFICATION PURPOSES ONLY

OVERVIEW

# Executive Summary

- A rare freehold site of approximately 32,670 sq ft (0.75 acres), accessed directly off Epping Lane, Stapleford Tawney.
- Planning permission granted under reference EPF/0282/23 for two luxury detached homes.
- Currently occupied by a former gatekeeper's building of circa 3,169 sq ft (subject to measured survey).
- Gardens open directly onto the 13th green of Abridge Golf Course, with uninterrupted views across the fairways.
- Central line services from nearby Theydon Bois, with the M25 and M11 close at hand.
- Offered freehold, with offers invited in excess of £1,400,000.



THE SITE FROM EPPING LANE

SITE DESCRIPTION

# The Site

The site extends to approximately 32,670 sq ft (0.75 acres) and is reached through a gated entrance directly off Epping Lane. It is currently occupied by a former gatekeeper's building of circa 3,169 sq ft (subject to measured survey), with a yard and hardstanding to the front.

The rear boundary adjoins Abridge Golf Course, with gardens opening onto the 13th green. Epping Lane forms the front boundary with open farmland beyond, and mature planting to the boundaries gives the site a strong sense of privacy.



AERIAL VIEW OF THE SITE FROM ABOVE

STAPLEFORD TAWNEY, ESSEX

# Location

*Open Essex countryside on the edge of Epping Forest, with London close at hand.*

Epping Lane runs through the rural parishes between Abridge and Stapleford Tawney, an area known for its scenic countryside, equestrian facilities and leisure pursuits. Epping, Theydon Bois and Loughton are all within easy reach, offering a wide choice of shops, restaurants, schools and amenities.

Central line Underground services from Theydon Bois and Epping provide direct routes into Stratford, the City and the West End, while the M25, M11 and A12 give convenient road connections across London and the South East.

REGIONAL CONTEXT




LOCAL CONTEXT

The site lies between Abridge and Stapleford Tawney, with Theydon Bois, Epping and Loughton close by and the M25 and M11 a short drive away.




For identification purposes only. Not to scale.

LIFESTYLE

# Local Area

## Dining & Village Life

Neighbouring Abridge offers characterful places to eat and drink, including The New Boar, The Maltsters Arms and Boardell's, while nearby Theydon Bois is home to The Queen Victoria and Il Bacio. Epping and Loughton add a wider choice of shops and everyday services.

## Schools

The area is well served by highly regarded state and independent schools, including Chigwell School and Davenant Foundation School, as well as a selection of village primary schools.

## Leisure & Countryside

Abridge Golf Club, an 18-hole championship parkland course designed by Henry Cotton, lies immediately behind the site, with Epping Forest's walking and riding trails close by.



THE QUEEN VICTORIA, THEYDON BOIS



THE NEW BOAR, ABRIDGE



IL BACIO, THEYDON BOIS


THE MALTSTERS ARMS, ABRIDGE



BOARDELL'S, ABRIDGE



*'A tranquil semi-rural setting, moments from Epping Forest.'*

EPPING LANE AND THE SURROUNDING COUNTRYSIDE

GETTING AROUND

# Transport & Connectivity

The site enjoys a rural setting while remaining well connected. Theydon Bois and Epping Underground stations provide Central line services direct to Stratford, the City and the West End.

By road, the M25 and M11 are close at hand, giving fast access to Central London, Stansted Airport, Cambridge and the wider South East.




BY UNDERGROUND

## From Theydon Bois

| | |
|---|---|
| Stratford | **24 mins** |
| Liverpool Street | **31 mins** |
| St Paul's | **35 mins** |
| Holborn | **44 mins** |
| Marble Arch | **49 mins** |

BY CAR

## From Epping Lane, RM4 1ST

| | |
|---|---|
| Abridge village (1.8 miles) | **4 mins** |
| Theydon Bois Station | **6 mins** |
| M11, Junction 5 | **8 mins** |
| M25, Junction 27 | **10 mins** |
| Epping | **12 mins** |
| Stansted Airport | **30 mins** |
| Central London (approx. 16 miles) | **50 mins** |

Journey times are approximate and for guidance only.





DEVELOPMENT POTENTIAL

# The Opportunity

Planning permission is approved for two bespoke residences, designed to make the most of the setting and the sweeping views across the fairways. An unrivalled prospect for developers or self-builders seeking to create high-specification homes in one of Essex's most sought-after semi-rural locations.

| | |
|---|---|
| **2**<br>LUXURY HOMES APPROVED | **0.75 acres**<br>APPROX. 32,670 SQ FT PLOT |
| **3,169 sq ft**<br>EXISTING BUILDING | **13th Green**<br>GARDENS ONTO THE COURSE |

FREEHOLD · PLANNING APPROVED · ACCESS OFF EPPING LANE



*'Uninterrupted views across the manicured fairways.'*

THE SITE WITH ABRIDGE GOLF COURSE BEYOND

APPROVED SCHEME

# Planning

Planning permission has been granted by Epping Forest District Council for the construction of two luxury detached homes on the site, replacing the existing gatekeeper's building.

The approved scheme has been designed to take full advantage of the setting, with both homes orientated to capture views across Abridge Golf Course and gardens opening onto the 13th green.

Copies of the decision notice, approved drawings and planning conditions are available on request.

| | |
|---|---|
| REFERENCE | EPF/0282/23 |
| LOCAL AUTHORITY | Epping Forest District Council |
| PROPOSAL | Two detached dwellings |



THE SITE AND ITS GOLF COURSE SETTING

INDICATIVE PROPOSAL

# The Proposed Scheme

An indicative scheme has been prepared to show how the site could be developed: two substantial detached homes in a farmstead style, arranged around a shared courtyard behind a single gated entrance from Epping Lane.

Each home offers five bedrooms, all with en suite facilities, together with generous kitchen, dining, family and living space and private gardens to the rear.



INDICATIVE CGI · COURTYARD ELEVATION

| c. 2,796 sq ft | c. 2,718 sq ft | 5 Bedrooms |
|---|---|---|
| DWELLING 1 · 259.8 SQ M GIA | DWELLING 2 · 252.5 SQ M GIA | PER HOME · ALL EN SUITE |

CGIs and plans are indicative and for illustrative purposes only.

INDICATIVE PROPOSAL

# Visualisations

Computer-generated images illustrating the courtyard approach and the garden elevation of the indicative scheme, with traditional brick and clay-tiled roofs set around a gravel courtyard.



INDICATIVE CGI · COURTYARD APPROACH



INDICATIVE CGI · GARDEN ELEVATION

## Accommodation Schedule

Gross internal areas taken from the indicative floor plans.

| | DWELLING 1 | DWELLING 2 | COMBINED |
|---|---|---|---|
| Ground floor | 150.8 sq m (1,623 sq ft) | 141.5 sq m (1,523 sq ft) | 292.3 sq m (3,146 sq ft) |
| First floor | 109.0 sq m (1,173 sq ft) | 111.0 sq m (1,195 sq ft) | 220.0 sq m (2,368 sq ft) |
| **Total GIA** | **259.8 sq m (2,796 sq ft)** | **252.5 sq m (2,718 sq ft)** | **512.5 sq m (5,516 sq ft)** |

INDICATIVE PROPOSAL

# Proposed Site Layout

The indicative layout arranges both homes as a linked range around a shared gravel courtyard, reached through a single gated entrance from Epping Lane.

Each home has parking to its frontage, with landscaped private gardens to the rear and new tree planting along the boundaries.

- Single gated access from Epping Lane
- Shared courtyard with private parking
- Landscaped rear gardens with ponds
- Total GIA of c. 5,516 sq ft across both homes




INDICATIVE SITE LAYOUT · NOT TO SCALE

INDICATIVE FLOOR PLANS

# Ground Floor

## DWELLING 1

| | | |
|---|---|---|
| 1 | Entrance Hall / Circulation | 25.5 sq m |
| 2 | Guest Bedroom with En Suite | 24.5 sq m |
| 3 | Storage | 5.0 sq m |
| 4 | WC | 2.2 sq m |
| 5 | Pantry | 8.5 sq m |
| 7 | Kitchen & Dining | 31.3 sq m |
| 8 | Family Area | 22.1 sq m |
| 9 | Living Room | 27.0 sq m |

## DWELLING 2

| | | |
|---|---|---|
| 1 | Entrance Hall / Circulation | 17.5 sq m |
| 2 | Guest Bedroom with En Suite | 24.6 sq m |
| 3 | Cloak Room | 2.4 sq m |
| 4 | WC | 2.4 sq m |
| 5 | Pantry | 5.5 sq m |
| 7 | Kitchen & Dining | 25.6 sq m |
| 8 | Family Area | 29.0 sq m |
| 9 | Living Room | 27.7 sq m |
| 10 | Storage | 1.5 sq m |

| | |
|---|---|
| Dwelling 1 ground floor | 150.8 sq m (1,623 sq ft) |
| Dwelling 2 ground floor | 141.5 sq m (1,523 sq ft) |
| **Total ground floor GIA** | **292.3 sq m (3,146 sq ft)** |

11–12: timber-clad bin and compost stores to each home.




INDICATIVE GROUND FLOOR PLAN · NOT TO SCALE

INDICATIVE FLOOR PLANS

# First Floor

## DWELLING 1

| | | |
|---|---|---|
| 1 | Bedroom 1 with En Suite & Dressing | 24.6 sq m |
| 2 | Bedroom 2 with En Suite | 17.0 sq m |
| 3 | Bedroom 3 with En Suite | 17.0 sq m |
| 4 | Bedroom 4 with En Suite & Dressing | 27.0 sq m |

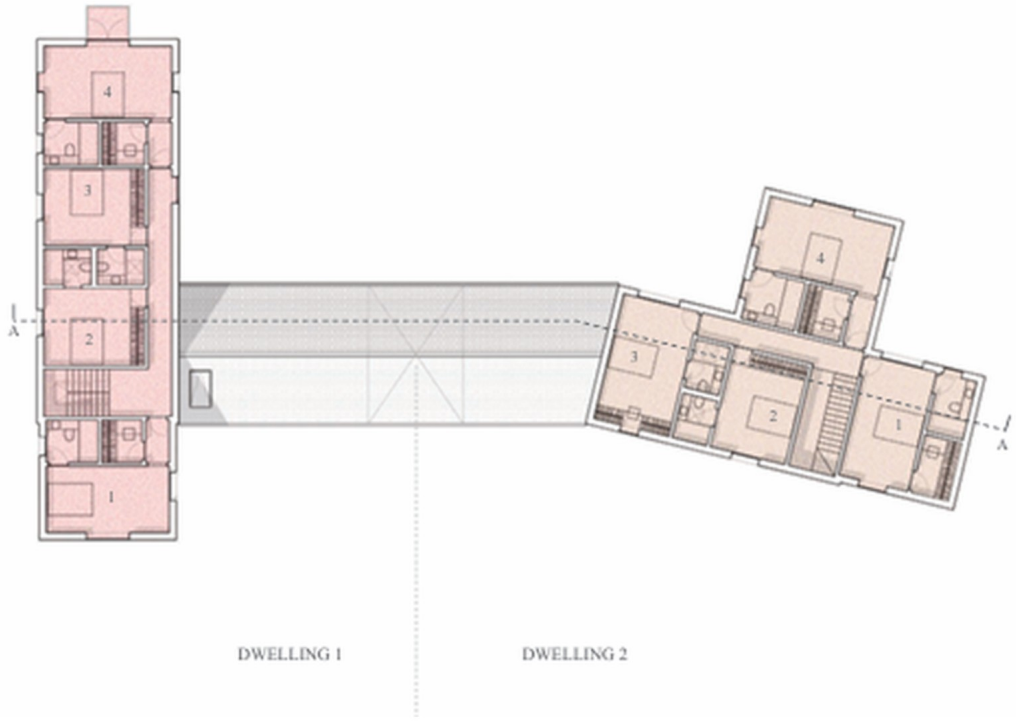
## DWELLING 2

| | | |
|---|---|---|
| 1 | Bedroom 1 with En Suite & Dressing | 24.6 sq m |
| 2 | Bedroom 2 with En Suite | 17.0 sq m |
| 3 | Bedroom 3 with En Suite | 21.0 sq m |
| 4 | Bedroom 4 with En Suite & Dressing | 28.6 sq m |

| | |
|---|---|
| Dwelling 1 first floor | 109.0 sq m (1,173 sq ft) |
| Dwelling 2 first floor | 111.0 sq m (1,195 sq ft) |
| **Total first floor GIA** | **220.0 sq m (2,368 sq ft)** |

TOTAL GIA · BOTH HOMES

**512.5 sq m (c. 5,516 sq ft)**




INDICATIVE FIRST FLOOR PLAN · NOT TO SCALE

TERMS

# Further Information

### ADDRESS

Land at Abridge Golf & Country Club, Epping Lane, Stapleford Tawney, Romford, RM4 1ST

### METHOD OF SALE

Offers in excess of £1,400,000 are invited for the freehold interest.

### TENURE

The property is held freehold and forms part of title number EX804146.

### PLANNING

Planning permission approved for two dwellings under reference EPF/0282/23. Decision notice and approved drawings available on request.

### LOCAL AUTHORITY

Epping Forest District Council

### VAT

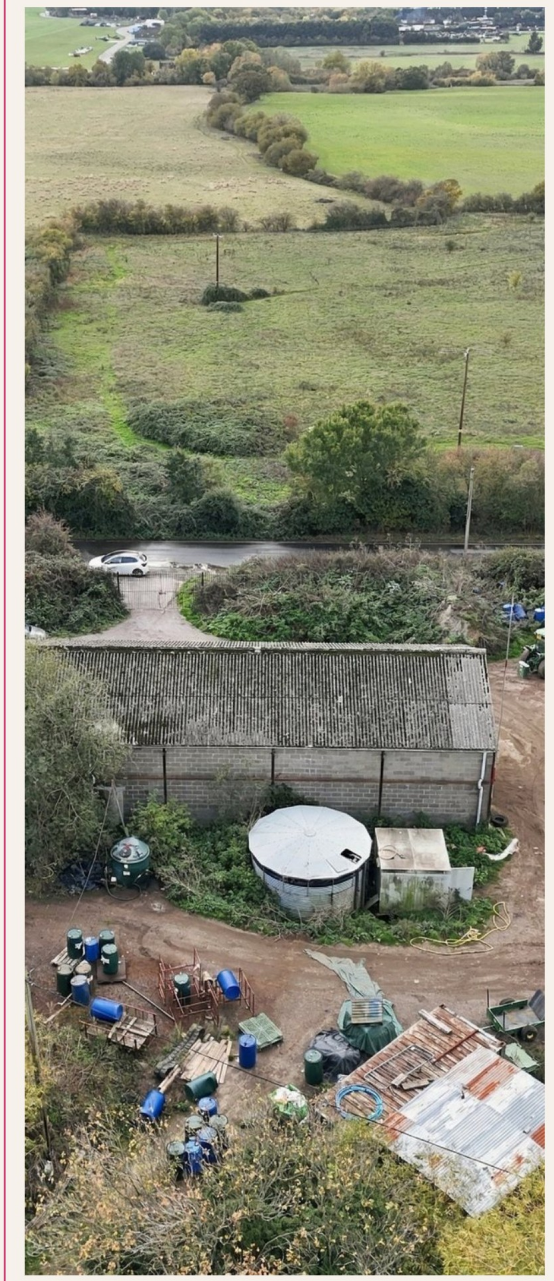
The site is not elected for VAT.

### INSPECTION

Strictly by prior appointment through Butler & Stag Land & New Homes. Inspections are made entirely at the viewer's own risk.

### ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents. These will be confirmed and requested at the point of agreeing Heads of Terms.



ENQUIRIES & VIEWINGS

# Contact Us




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