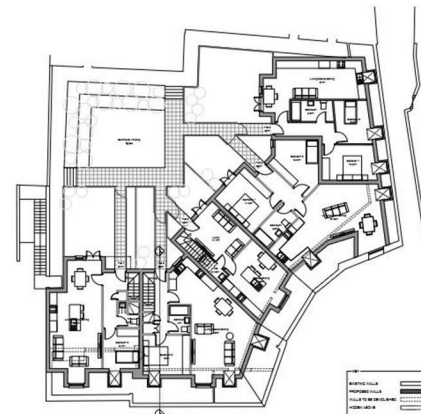


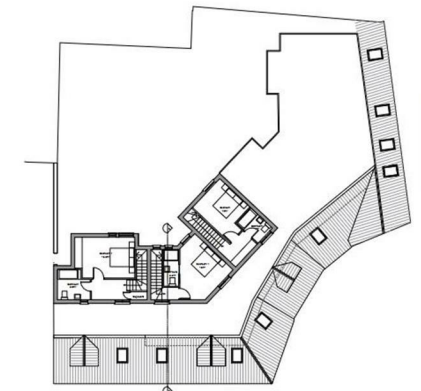


1 Proposed South Elevation  
1:50

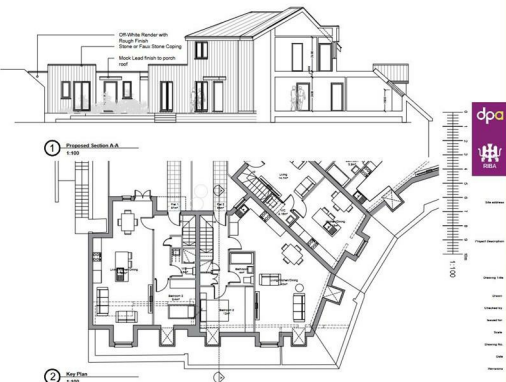
2 Proposed East Elevation  
1:50



3 Proposed Site Plan  
1:100



4 Proposed Layout Plan  
1:100



1 Proposed Section A-A  
1:50



1 Proposed Section B-B  
1:50

2 Proposed Section C-C  
1:50

Prime Development Opportunity in Waltham Abbey – Sun Street, EN9 1ER

This unique commercial property presents a fantastic investment opportunity in the heart of Waltham Abbey, Essex. Strategically located on Sun Street, this development comprises of the airspace above an existing single-storey retail unit with full planning permission for a two-storey residential extension.

Key Features:

- **Approved Planning Permission:** Granted for the construction of five high-specification residential units (4 x 2-bedroom flats and 1 x 1-bedroom flat) above the existing retail space. Planning includes associated landscaping and amenity enhancements .

- **Modern Architectural Design:** The proposed extension includes black vertical composite cladding, off-white rough-render finishes, and brick slips that complement the existing structure, ensuring a visually cohesive development .

- **Structural Integrity:** A comprehensive structural survey confirms the existing steel-framed construction and foundations can accommodate the proposed extension. Lightweight construction methods ensure the load requirements are met without compromising safety or design .

- **Central Location:** Situated in the bustling town centre, surrounded by a mix of independent shops and retailers, with excellent footfall and transport links.

- **Amenities & Sustainability:** The development features a landscaped communal courtyard, secure cycle storage, and refuse facilities. Sustainability measures include provisions for a Residential Travel Information Pack to promote eco-friendly commuting .

Specifications:

- Planning Reference: EPF/2814/20 .
- Design by: Renowned architects and planning consultants, DPA (London) Ltd .

Ideal for investors or developers seeking a ready-to-build project with high residential demand in a thriving community. Don't miss this rare opportunity to enhance and expand your portfolio in one of Essex's most sought-after locations.

