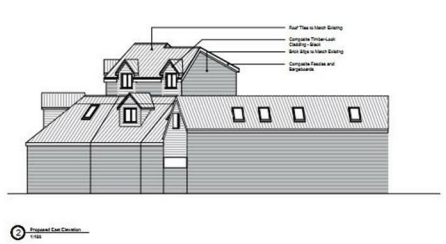
Duncan Phillips
Residential & Commercial Sales, Lettings & Management

7-9 Sun Street, Waltham Abbey EN9 1ER

Asking Price £290,000



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

This unique plot 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.

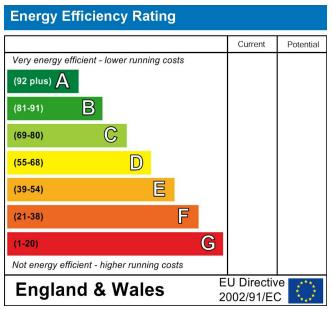
• Amenities & Sustainability: The development features a landscaped communal courtyard, secure cycle storage, and refuse facilities. Sustainability measures include provisions for a Residential Travel Information Pack to promote eco-friendly commuting .

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 location



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