



LAND PROSPECTUS

**Theydon Bois  
Essex**



# Amenities Guide

## Location **Theydon Bois, Essex**

Post Code CM16 7NT

County Essex: With its close proximity to London. Essex is seen as a desirable location for city commuters, families and retirees. The vibrant county caters for all ages and needs with its quaint villages, wonderful heritage, effervescent culture and excellent shopping facilities. Essex is easily accessible via road, rail or air, which makes it an ideal place to live, work or visit.

Council Epping Forest District Council (EFDC)

## Infrastructure

Theydon Bois is a small village, which is housed around a typical village green. It is also next to Epping Forest, which consists of 6000 acres of protected ancient forest bordering the edge of East London to Essex.

Theydon Bois has fantastic links to London with its own underground station which is on the Central Line.

The Central Line provides great access to London with journey times into London Liverpool Street of around 34 minutes, from which point there is excellent access to all major London networks, the Square Mile (city) and also West End shopping.

There is also a private airport with hangars and tarmac runways, suitable for private fast jets at North Weald airfield, which is about 7 miles away.

As central London is a maximum of 45 minutes by train from Theydon Bois, you can easily get to any of the London Attractions; West End Theatres, London Eye, Houses of Parliament, River Thames, Buckingham Palace, and all the London Museums.

## Travel & Airports

- Site access via A11 and B172
- Nearby Motorways – M11, M25
- Nearby Airports – Heathrow 45 miles – Gatwick 63 miles  
Stanstead 20 miles – London City 17 miles

## House prices in the region

The average house price nationally was approximately. £178,364.00 in 2008. Theydon Bois is located in Essex on the heart of the commuter belt, with great links to London and an excellent local infrastructure, house prices are well in excess of the national average.

Properties in this area generally average:

- 2 bedroom apartments - £300k
- 3 bedroom bungalows - £450k
- 3 bedroom terraced houses - £380k
- 4 bedroom semi-detached houses - £450k
- 3 bedroom detached houses - £600k

Average House price is approximately - £436,000.

# Site Information

At Castra Land we strive to provide our clients with prime strategic land acquisition opportunities in the UK. Our sites are required to meet all pertinent criteria prior to being made available to our clients, including nearby infrastructure, sustainability and development potential, which gives us the competitive edge and you a compelling opportunity.

Theydon Bois is located on the Essex commuter belt, within close proximity to London as well as the proposed new Olympic village and two major international airports within 20 miles.

Due to its central location this area has been the subject of the great housing debate where developers are keen to develop the land not only for residential but also recreational purposes.

The adage of location, location, location definitely applies to this site, combine that with the housing shortage in the South East, the government pin pointing Theydon Bois for 3500 new homes and the 2012 Olympic affect this all adds up to an investment opportunity rarely seen in this sector.

The UK government has already made it clear that there needs to be more homes built in the South East with a target of 3.3 million, as a result a government study called the East of England Plan was commissioned in 2004.

The UK Government's South East Plan is calling for a major increase in housing in this area and Theydon Bois is coming under increasing pressure, as it demands 3500 new homes in the district and we believe that the land we are offering our clients is in a prime location for future development.

Epping Forest District is required to support that minimum figure of 3,500 additional houses. In addition to this direct requirement, Harlow has been asked to support 16,000 additional dwellings, some of which are likely to be to the south and west of Harlow and would therefore encroach into the Epping Forest district.

The Leaders and officers of Epping, Harlow and East Herts councils are working together to develop a joint approach to this requirement. In conjunction with this, the council has issued a Call for Sites. This is a request for individuals and companies to identify potential sites for residential development over the next 15 years. Epping Forest District Council, as part of the East of England Plan, needs to build new houses by 2021. They need to look for land to build these houses on. The council have written to all substantial landowners in the district and asked them for their views as to whether their land is suitable for development. The move will see the land re-designated so it can be sold to developers to try to meet ministers' house-building targets. Official documents suggest that the process "will result in significant change" for the surrounding area.

**'On average between 40–60% of the price of property is the underlying value of land.'** Source: UK Treasury Report

# Current & Future Planning

The undeveloped area opposite Theydon Bois Central Line Station has already had a number of proposals submitted on the land by developers, which show the potential benefits for an investor before the rezoning process.

The site has already been granted planning permission for an 18 hole golf course, club house, car parking etc on 23rd April 2002 under EPF/765 and 28th March 2002 under EPF/1283/99.

Part of the site is being landscaped with lawn, trees and shrubbery as the development of a golf course and its facilities continues. Furthermore, due to the prime location of this site numerous developers are seeking planning permission for housing projects including Aitch Group who have applied for planning permission for a substantial, exclusive, residential housing project. London Underground car park and facilities is also being proposed for part of this site currently as well as an Essex Polo Club and facilities.

Castra Land believe that this high profile site will therefore in the near future be granted planning permission for a variety of leisure facilities as well as major housing projects and believe it offers interested parties the chance to own part of this future development.

In addition to the above, the Stanstead airport extension will have massive positive multiplier effect on the region as a whole, with the emergence of new industry, the creation of new jobs and a further increase in the demand for good quality housing.

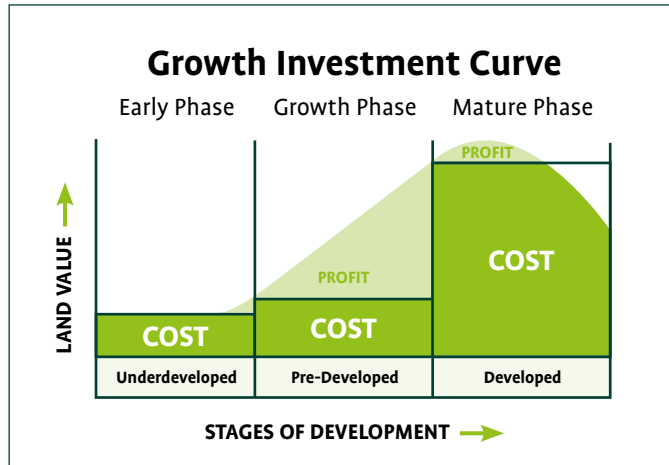
## London 2012 Olympic Effect

The London Olympic Stadium will be the centrepiece of the 2012 Summer Olympics. The Olympic Village itself will be a direct journey from Theydon Bois tube station.

After the games, the Village will become part of the overall Stratford City regeneration scheme, including a new Westfield Shopping Centre with additional leisure, office and residential areas.

Over £5bn is being spent on the re-generation of the surrounding areas including numerous housing developments of approximately 4,500 new homes, a Westfield Shopping Centre, £1bn re-development of Stratford Station, new parks, open space and community facilities as well as a new business district to include offices, hotels and conference facilities as well as 15,000 new jobs to last 15 years.

The region has already seen a marked improvement in house prices and this is expected to continue up to and beyond the 2012 Olympic Games and with the creation of approximately 15,000 new jobs, new housing developments will be a key factor for the future.



## KEY INVESTMENT POINTS

- Theydon Bois on London Underground Central Line
- 34 mins to London City – ideal for City Commuters
- An area on the greater site has already been earmarked for development on the Local Development Framework
- 2012 Olympic re-generation effect
- Planning permission granted for golf course, club house and leisure facilities – development underway
- Proposed new Essex Polo Club and facilities adjacent to Phase 1 plot layout
- Application currently underway for London Underground Car-Park
- The government pin pointing Theydon Bois as an area that requires 3500 additional homes to be built
- The South East of England Plan highlighting Theydon Bois as an area that will contribute to the UK's housing targets
- The only Central Line station that currently lacks housing developments on both sides of the railway tracks and station
- Large building developer currently seeking approval for luxury housing development
- Close to nearby M25 and M11 motorways – ideal for commuters into London

# Site Plan - Phase 2



LAND PROSPECTUS



### Key

- 176m<sup>2</sup> – 184m<sup>2</sup> – 10 Plots
- 185m<sup>2</sup> – 187m<sup>2</sup> – 13 Plots
- 188m<sup>2</sup> – 199m<sup>2</sup> – 7 Plots

**Due to the demand and success of Phase 1, Castra Land are happy to release Phase 2 with entry prices starting at £11,500.**

**‘Theydon Bois is under increasing pressure for development as a result the government’s East of England Plan. It demands the construction of 3,500 new homes in the district...’**  
*Epping Forest Liberal Democrats 2009*



Phase 1 Sold Out      **Phase 2 Now Available**

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