



PROPERTY INSIGHT REPORT

Know your property before you build.

4 Brook Road, Loughton, IG10 1BW

From Extensions to Estates — Architecture Designed for Property Developers

Epping Forest

PLANNING
AUTHORITY

All clear

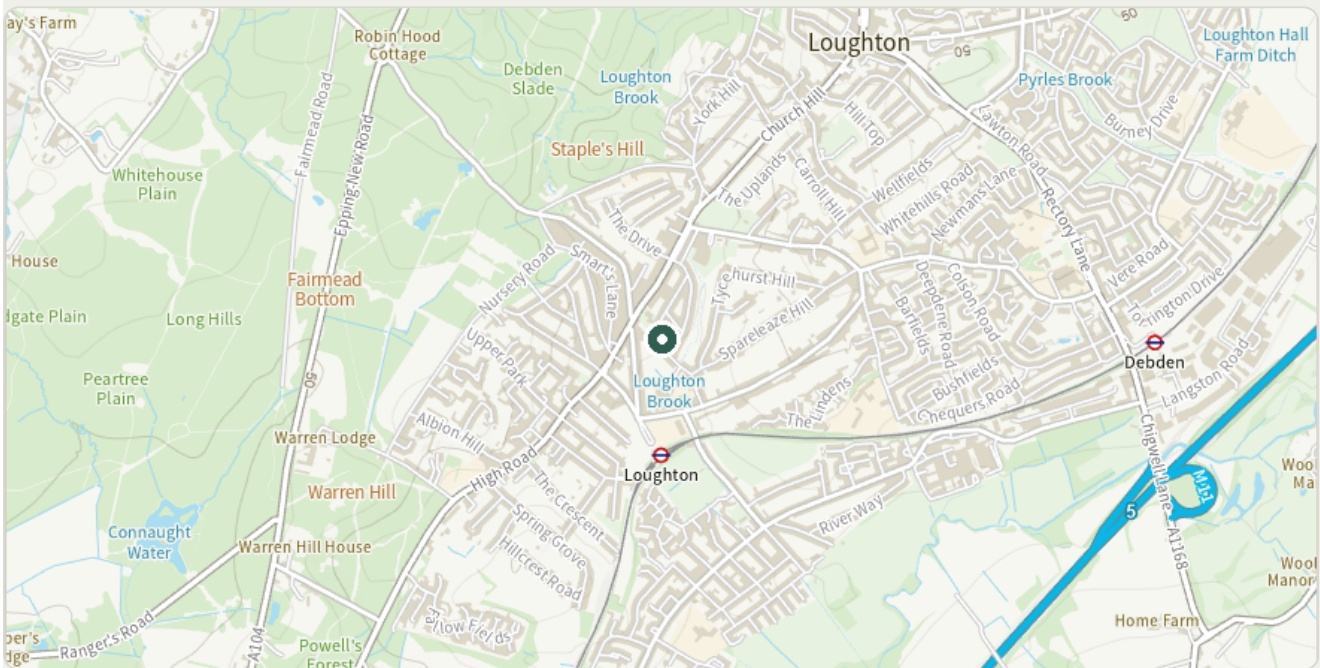
CONSTRAINTS

D

EPC RATING

—

LAST SOLD



Prepared for the owner / prospective purchaser
IG10 1BW

Report date
2026-08-25

Our read on this property

4 Brook Road is a substantial four-bedroom semi-detached house of around 176 m² set on a very large garden plot, in an established and sought-after residential pocket of Loughton close to the Central line. The headline opportunity is straightforward: the property carries no recorded planning history of its own, no green belt, conservation area, Article 4 or flood designation, and sits among neighbours who have secured a run of extensions and loft conversions. The main things to weigh are the cluster of statutory ecology designations within 1 km (Epping Forest SSSI/SAC and nearby ancient woodland) and an EPC currently at band D. With a large plot, apparent unused permitted-development headroom and strong local values, this is a property worth a conversation about how best to extend and modernise.

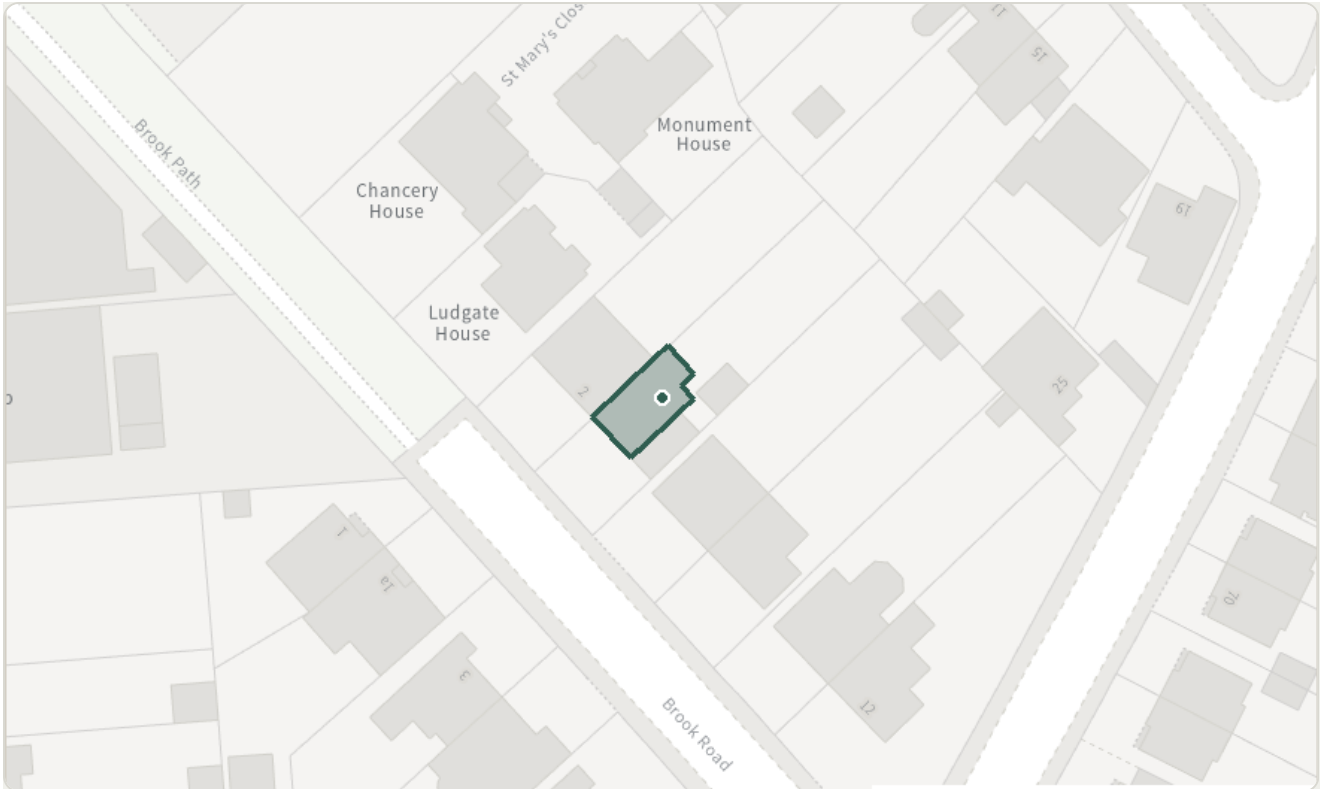
SECTION 1

Architectural & Planning Appraisal

What the site is, what governs it, and what that allows. This half establishes the physical and regulatory position — designations, heritage, ecology and the planning record — and closes with a view on what could realistically be built.

01 Location & planning authority

LOCAL PLANNING AUTHORITY	Epping Forest	WARD	Loughton Forest
COUNTY / REGION	Essex	PARISH	Loughton
CONSTITUENCY	Epping Forest	SETTING	Urban: Nearer to a major town or city
TENURE	—	COORDINATES	51.64554, 0.05559 (address-exact, OS Places)
UPRN	100090501911 (Unique Property Reference Number)		
USRN	13801795 (Unique Street Reference Number)		
GROUND-FLOOR FOOTPRINT	85 m ² (OS MasterMap building outline)		
BUILDING HEIGHT	8.8 m to roof · 4.6 m to eaves · Moderate confidence		
STOREYS	2 (Ordnance Survey, 2024)		



02 Public transport accessibility

Public transport access

16

BUS STOPS IN A 5-MIN WALK
within about 480 m

156 m

NEAREST BUS STOP
Forest Road

0.3 mi

NEAREST STATION
Loughton

11.9%

HOUSEHOLDS WITHOUT A CAR
England 23.5%

This property is outside Greater London, so no official PTAL rating applies; instead the data offers proxy indicators. Bus coverage is strong, with sixteen stops within about a five-minute walk and the nearest (Forest Road) roughly 156 m away, and Loughton Underground station is close at hand. Car ownership locally is nonetheless high, with 43.3% of households running two or more vehicles and only 11.9% with none, which is well below the national average. Outside London, car parking is typically governed by minimum standards set in the district or county parking guidance rather than PTAL-based maximums, and housing density is judged against the local plan and the character of the area. The good bus and rail access could support an argument for restrained provision, but the high local car ownership means the applicable minimum standards are likely to dominate; confirm the current requirements with Epping Forest District Council and Essex County Council.

TfL's PTAL index covers Greater London only and no official national equivalent exists, so these are indicative measures (bus stops via OpenStreetMap; car ownership from Census 2021). Parking and density standards here are set by Epping Forest's local plan and any county parking standards — confirm the applicable figures with the council.

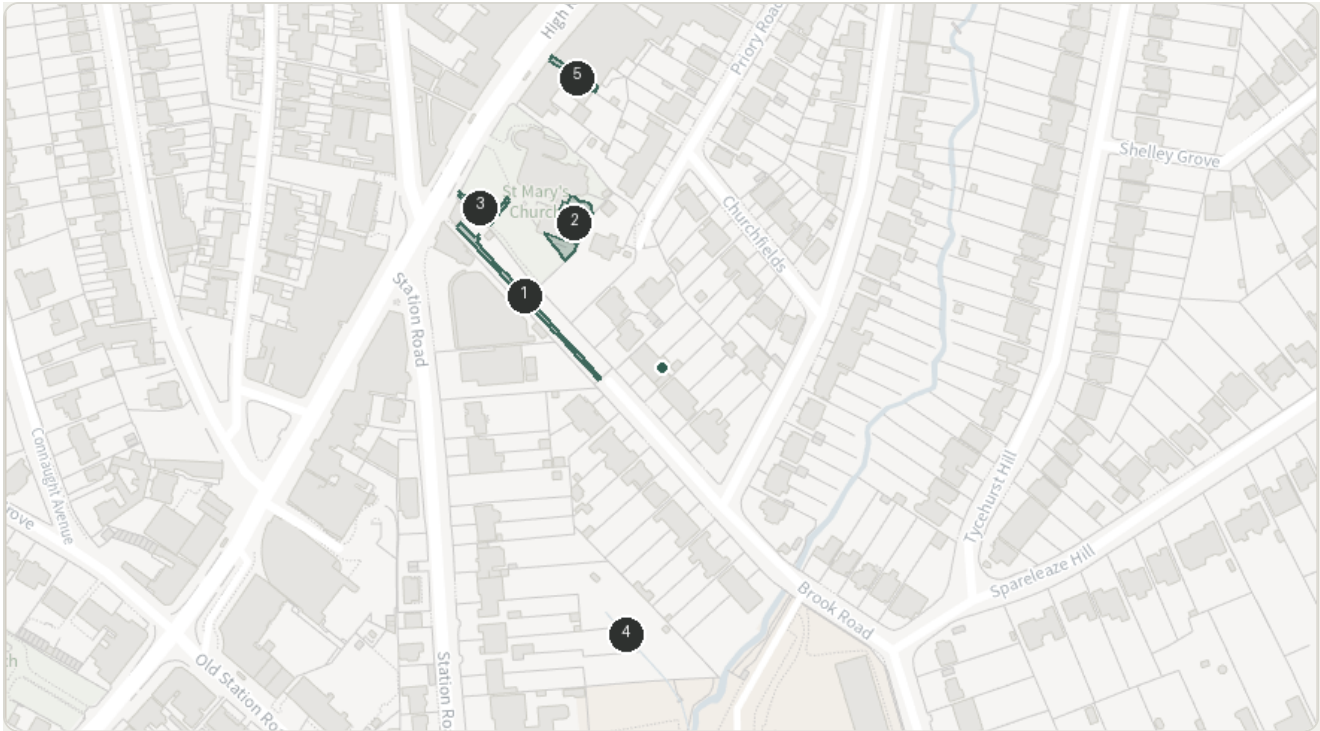
03 Planning constraints

The constraints data returns no designations affecting this property: it is not in the green belt, a conservation area, an Article 4 direction area, a flood risk zone or a tree preservation zone, and it is not listed. There are two conservation areas and fifteen listed buildings within the wider 800 m search, but none of these appears to touch the subject site itself. On the face of it this is an unusually unencumbered planning position for the area, which generally widens the scope for householder development. All designations should nonetheless be confirmed with Epping Forest District Council before any scheme is worked up.

DESIGNATION	STATUS
Green Belt	Clear
National Landscape (formerly AONB)	Clear
National Park	Clear
Heritage Coast	Clear
Local Green Space	Clear
Common Land / Village Green	Clear
Conservation Area	Clear
Scheduled Monument	Clear
Registered Park or Garden	Clear
Registered Battlefield	Clear
World Heritage Site	Clear
World Heritage Site — buffer zone	Clear
Archaeological Priority Area	Clear
Article 4 Direction	Clear
Flood Risk Zone	Clear
Tree Preservation Zone	Clear

TPO data not published: Epping Forest has not yet published its Tree Preservation Order register to the national planning data platform, so no result here does **not** mean no TPOs. Check the council's own TPO register before planning any works to or near trees.

No public right of way is recorded within 150 m. 5 other mapped path(s) lie nearby, the closest 31 m away. A right of way on or across a plot is a material constraint — it cannot be built over or obstructed without a legal diversion/extinguishment order. Ordinary mapped paths carry no such right, but can still affect access, overlooking and boundary lines.

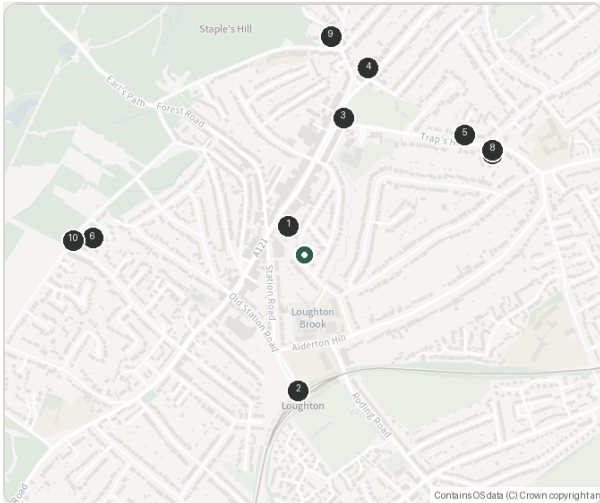


#	FEATURE	DISTANCE
1	Path	31 m
2	Path	71 m
3	Path	111 m
4	Path	133 m
5	Path	141 m

Numbered on the map above; outlines show the mapped extent. Source: OS MasterMap (physical + descriptive layer) — confirm the legal line and status against the council's Definitive Map of Public Rights of Way.

04 Heritage context

The property is not itself a listed building. There are **15** listed building(s) recorded within 800 m, numbered on the map. Proximity to listed buildings can influence what neighbouring development is considered acceptable.



Listed buildings nearby

#	BUILDING → HE LIST	GRADE	DISTANCE
1	Parish Church Of St Mary The Virgin	II	107 m
2	Loughton London Regional Transport Underground Station With Associated Shops And Platforms	II	451 m
3	2, Traps Hill	II	471 m
4	Bedford House	II	652 m
5	Rose Farm	II	663 m
6	Dragons	II	700 m
7	7, Rowans Way	II	706 m
8	53, Traps Hill	II	712 m
9	34 And 36, York Hill	II	727 m
10	Gateway Approximately 50 Metres West Of Dragons	II	765 m

05 Ecology & environment

The site itself carries no on-site ecological designation, but within 1 km lie two Sites of Special Scientific Interest (Epping Forest and Roding Valley Meadows), the Epping Forest Special Area of Conservation, an area of ancient woodland and a local nature reserve. Proximity to a SAC and SSSIs can trigger additional scrutiny, and larger schemes may need to address recreational pressure, drainage and Biodiversity Net Gain. For a householder extension the requirements are usually proportionate, but the ecological context should be checked with the council early so any survey or mitigation needs are understood before design.

Why this matters: ecological designations near a site can add survey requirements, mitigation costs and Biodiversity Net Gain obligations to a development. Early advice keeps a scheme deliverable.

06 Planning history — this property

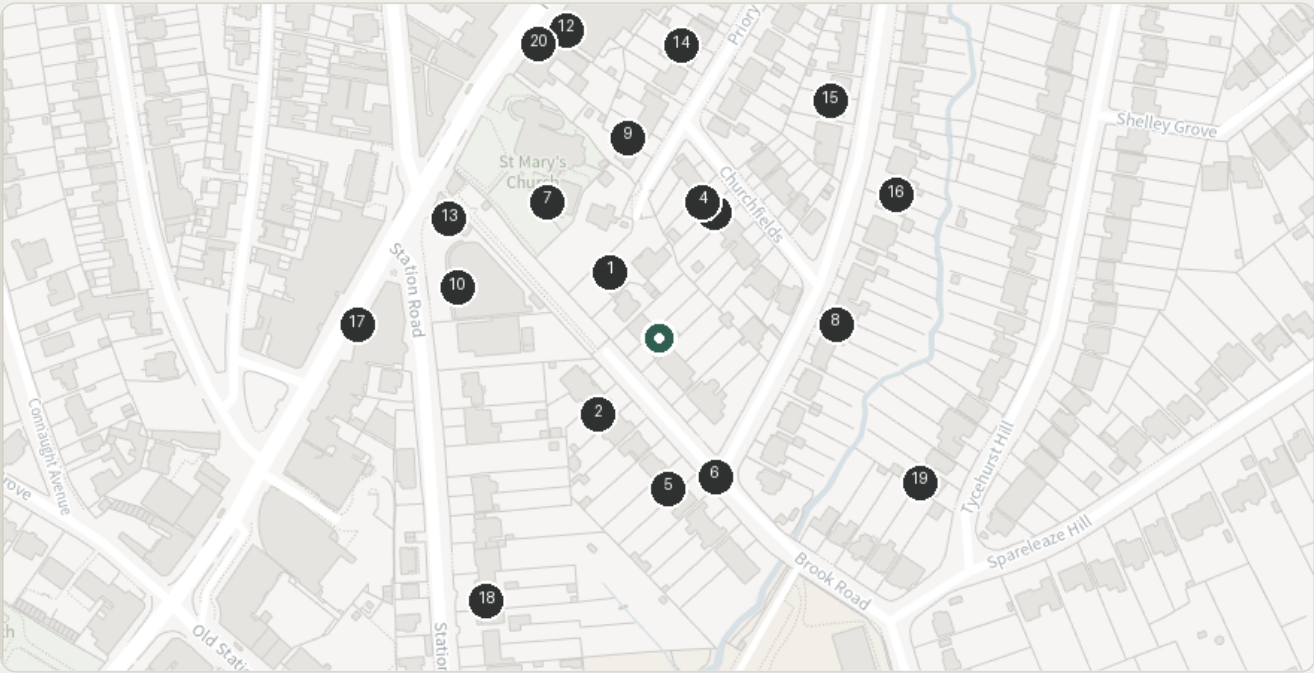
No planning applications are recorded at 4 Brook Road. In practice this suggests the house most likely retains its original built form, and that its permitted-development and extension headroom is probably unused, which is typically a promising starting point rather than a limitation. Given the absence of on-site constraints and the

pattern of consented extensions and loft conversions nearby, this headroom is well worth testing with an architect against the ecology considerations and precedent set out elsewhere in this report. Any assessment should be treated as a likelihood to confirm, not an entitlement.

DATE	REFERENCE	DESCRIPTION	DECISION
No planning applications were found for this address.			
Applications recorded at this address (via PlanIt, aggregating the council's planning register). References link to the source record.			

07 Nearby planning activity

The closest **sites** with a planning application in the **last 10 years within 3 miles**, ordered by distance and numbered on the map. Where one scheme generated several condition-discharge or amendment applications, these are **grouped into a single site** (the count is shown against the type) so the list reflects distinct development activity rather than administrative follow-ons. Each reference links to the council's planning page — useful precedent for what is being proposed and approved locally.



#	REFERENCE	TYPE	DATE	DISTANCE	DESCRIPTION	STATUS
1	EPF/2126/18	Full	2018-08-01	40 m	Rear ground floor extension.	Conditions
2	EPF/3418/18	Full	2018-12-21	46 m	Wall, gates and railings	Conditions
3	EPF/1287/21	Outline	2021-05-06	68 m	Application for a Lawful Development certificate for a proposed hip to	Permitted
4	EPF/0806/18	Outline	2018-03-21	71 m	Certificate of Lawful Development for proposed ground floor rear exten	Withdrawn
5	EPF/1629/24	Outline	2024-08-08	75 m	Certificate of lawful development for a proposed	Permitted

					garage conversion.	
6	EPF/0371/20	Outline	2020-02-17	75 m	Application for a Lawful Development Certificate for a Proposed single	Permitted
7	EPF/1620/19	Trees	2019-06-27	87 m	TPO/EPF/09/99 T3: Horse Chestnut – Reduce two lowest branches, as spec	Conditions
8	EPF/2292/22	Full	2022-10-04	88 m	Proposed single storey rear extension with flat roof.	Conditions
9	EPF/1488/20	Full	2020-07-13	100 m	Single storey rear/side extension forming a playroom & store.	Conditions
10	EPF/0604/22	Trees	2022-03-11	103 m	TPO/EPF/07/79 T1: Cedar – Crown lift by up to 3m from ground level, as	Conditions
11	EPF/1478/22	Full +2 conditions/amendments	2022-06-28	106 m	Proposed replacement dwelling.	Rejected
12	EPF/2275/25	Trees +1 condition/amendment	2025-11-07	116 m	TPO/EPF/09/99 (Ref: T14) T1: Sycamore – Fell and replace, as specified	Conditions
13	EPF/1946/22	Full	2022-08-24	119 m	Proposed BT street hub & associated display of advertisement to both s	Conditions
14	EPF/2809/20	Outline	2020-12-01	127 m	Application for Lawful Development Certificate for proposed demolition	Permitted
15	EPF/0826/20	Outline	2020-04-22	129 m	Prior Approval for a part 4.5 metre/part 3.0 metre deep single storey	Permitted
16	EPF/0056/19	Full	2019-01-07	137 m	Single storey rear extension.	Conditions
17	EPF/2093/21	Full	2021-07-29	141 m	Change of use from Class E to Sui Generis to convert from a bank to a	Conditions
18	EPF/0508/26	Full +1 condition/amendment	2026-03-11	147 m	Partial demolition of existing side and rear extension, construction o	Rejected
19	EPF/1023/16	Outline +1 condition/amendment	2016-04-15	147 m	Certificate of Lawful Development for proposed loft conversion includi	Permitted
20	EPF/2794/20	Full +2 conditions/amendments	2020-11-30	153 m	Erection of canopies for use of garden as additional seating to cafe a	Rejected

20 nearest sites from 98 applications in the last 10 years within 3 miles; condition-discharge and amendment sub-applications, and the same site filed under different addresses, are grouped.

08 Opportunity — development potential

With no constraints recorded on the site, a very large garden and no planning history of its own, the property looks a strong candidate for extension and remodelling, subject to confirmation. The surrounding streets show a clear pattern of consented work: lawful development certificates for hip-to-gable loft conversions with rear dormers, single-storey rear and side extensions, and garage conversions, including at 21 Brook Road and across Brooklyn Avenue and Priory Road. That local precedent, combined with apparently unused permitted-development headroom here, suggests scope for a rear or side extension and a loft conversion. The call with the architect is to test which of these routes fall under permitted development versus a full application, and how a scheme should be shaped around the plot and the nearby ecology designations.

On your call, we can advise on: whether your plans fall under permitted development or need a planning application, realistic extension footprints, and the likely value uplift set against the local price ceiling.

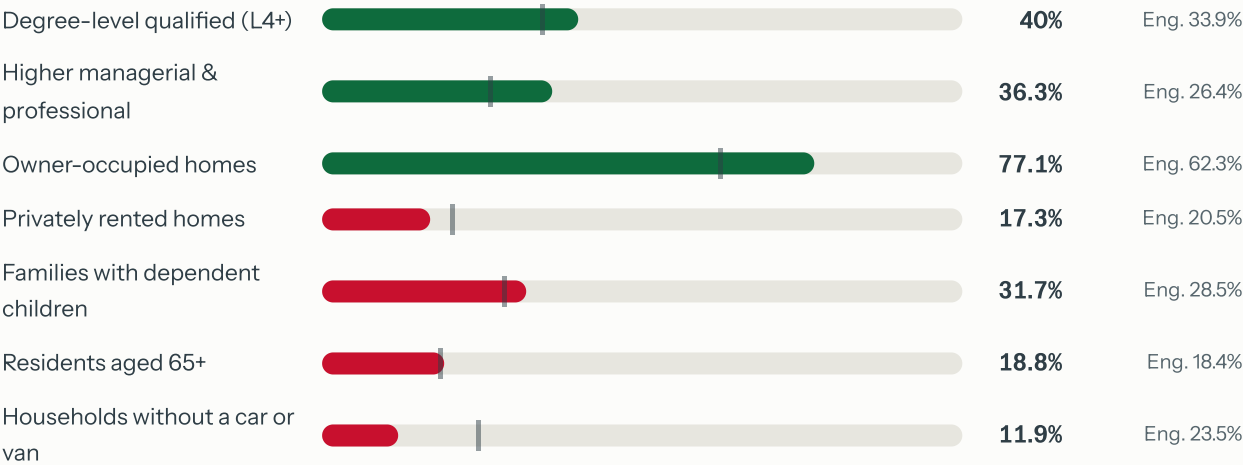
Real Estate & Market Analysis

How the property sits in its market. This half works inward from the neighbourhood and its amenities to the building's own performance and sale record, closing on the local market and what the property could be worth or earn.

01 Area profile

This is an affluent, settled neighbourhood: the area sits in the eighth decile of the Index of Multiple Deprivation, around the 77th percentile least deprived nationally. Census data shows very high owner-occupation (77.1% against 62.3% for England), strong professional representation (36.3% in higher managerial and professional roles) and above-average degree qualification (40%), with a healthy share of families with children (31.7%). The recorded crime count of 177 in a single month reflects a broader policing area rather than the street. Together this profile supports steady, quality-led demand for well-presented family houses.

Who lives here — Census 2021 (Epping Forest O12)



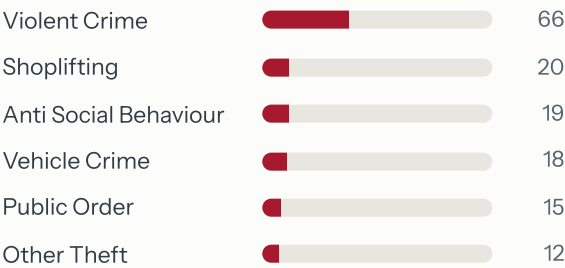
Bars show this neighbourhood; the vertical line marks the England average. Green = above the national average on measures that typically support local demand and values.

Neighbourhood profile

DEPRIVATION DECILE (1–10)	8 / 10
NATIONAL POSITION	77th percentile (least deprived)
LSOA	E01021791

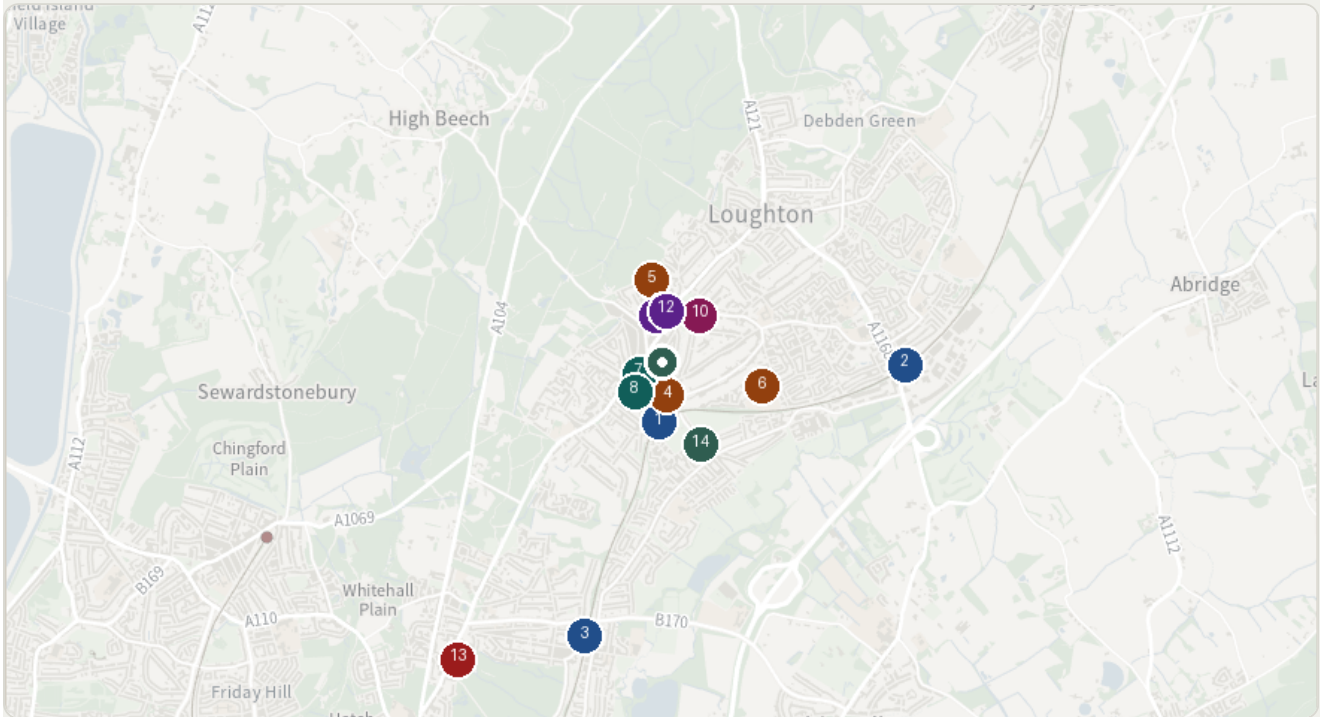
Rank via postcodes.io (ONS). Upgrade to IoD2025 decile with the LSOA lookup.

Recorded crime — latest month (2026-06)



02 Local amenities & connectivity

The location is excellent for day-to-day living. Loughton Underground station (Central line) is about 480 m away, giving a direct route into central London, with Debden and Buckhurst Hill also within reach. An M&S Foodhall sits roughly 200 m away, with Sainsbury's and Morrisons close by, alongside a GP surgery, two pharmacies and Roding Valley High School (rated Good) within a short walk. This is a strong, well-served suburban location that underpins family-buyer appeal.



MAP	AMENITY	NAME	DISTANCE
1	Rail / Tube station	Loughton (London Underground)	0.3 mi
2		Debden (London Underground)	1.2 mi
3		Buckhurst Hill (London Underground)	1.4 mi
4	School	Roding Valley High School Education: Good Behaviour: Good Personal dev.: Good Leadership: Good Ofsted, 27 September 2022	270 m
5		Staples Road Primary School Latest Ofsted report card Ofsted, 09 November 2022	0.4 mi
6		The Alderton Infant School and Nursery Education: Good Behaviour: Good Personal dev.: Good Leadership: Good Ofsted, 22 February 2023	0.5 mi
7	Supermarket	M&S Foodhall	200 m
8		Sainsbury's	320 m
9		Morrisons	400 m
10	GP surgery	The Loughton Surgery	0.3 mi

11	Pharmacy	Well Pharmacy	370 m
12		Morrisons Pharmacy	400 m
	Hospital with A&E	King George Hospital (NHS)	5.1 mi
13	Hospital	The Holly Private Hospital (private)	1.8 mi
14	Park / green space	Memorial Rose Garden	0.5 mi

Numbered items are pinned on the map above; the nearest A&E is always listed even when it lies beyond the mapped area. Distances are straight-line from the property. Source: OpenStreetMap.

03 Energy performance

This property

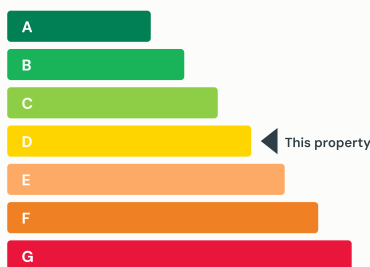
CERTIFICATE ADDRESS 4 Brook Road,
LOUGHTON, IG10 1BW

CURRENT EPC BAND D

POTENTIAL EPC BAND C with recommended improvements

TOTAL FLOOR AREA 195.3 m²

FULL CERTIFICATE [view EPC →](#)



EPC ratings across IG10 1BW

Band C		5
Band D		7
Band E		5

The EPC records the property at band D with a potential of band C, on a certificate that has not expired. A D rating is typical for a house of this era and implies room to reduce running costs through fabric and services upgrades as part of any refurbishment. Bringing performance toward the assessed C potential is best folded into an extension or remodelling programme, where insulation, glazing and heating improvements can be delivered cost-effectively alongside other work.

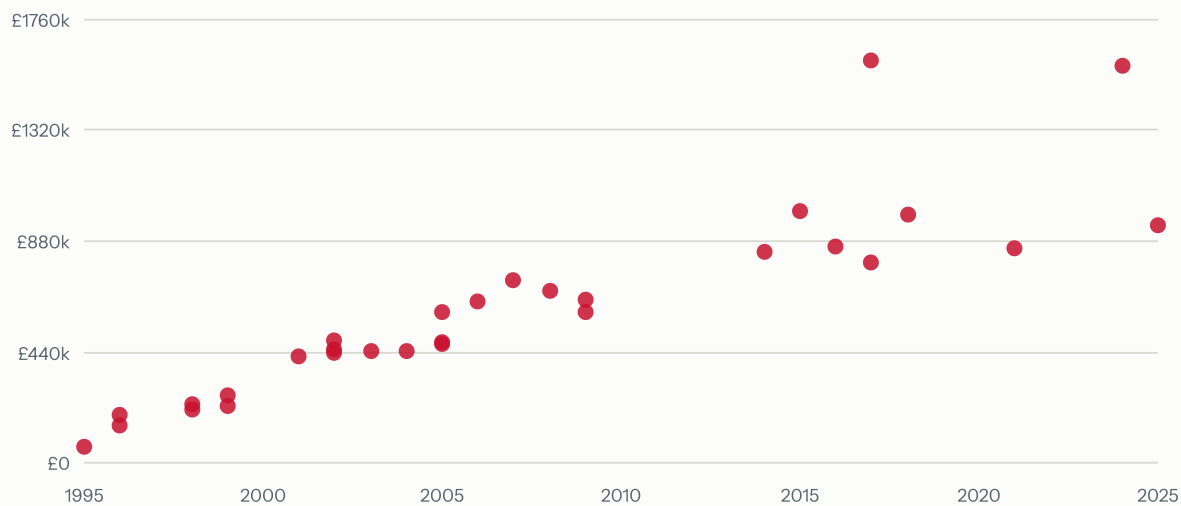
04 Sale history — this property

No sale history is recorded for 4 Brook Road specifically within the data. The wider postcode record is active, however, with thirty transactions in IG10 1BW over three decades and a clear upward trajectory, from figures in the low hundreds of thousands in the late 1990s to recent sales of £945,000 and £1,578,000. This points to a stable, appreciating street of freehold houses; the property's own most recent transaction should be confirmed directly against Land Registry records.

05 The local market

The local market is firmly in prime family-house territory: recent sales in IG10 1BW include 1 Brook Road (semi-detached) at £945,000 in late 2025 and 14 Brook Road (detached) at £1,578,000 in 2024, while the wider PropertyData set shows an average asking price around £1,163,000, sold values near £640 per sq ft, and an automated valuation of about £1,200,000 with high stated confidence. Rents average roughly £769 per week for a gross yield near 3.4%, and demand reads as a balanced market with around 254 days on market and 8.3 months of inventory, so this is a considered, equity-driven buyer market rather than a fast-moving one. Annual growth is modest at about 2.3%. Two findings most repay professional input. First, the property presents an EPC band D against a plot and location commanding values well into seven figures, so the gap between current condition and local achievable prices is real. Second, the site carries no planning history yet sits among neighbours with consented lofts and extensions, pointing to unexploited allowance on a generous plot. Designing that additional space and a fabric upgrade together, while resolving the nearby ecology designations, is precisely the kind of exercise a chartered architect can scope before you commit, and the reason it is worth a conversation.

Recorded sale prices — IG10 1BW



Recent comparable sales

ADDRESS	DATE	TYPE	PRICE
1 Brook Road	2025-11-21	Semi-Detached	£945,000
14 Brook Road	2024-09-06	Detached	£1,578,000
1 Brook Road	2021-03-15	Semi-Detached	£850,000
20 Brook Road	2018-06-29	Detached	£985,000
1A Brook Road	2017-03-10	Semi-Detached	£795,000
7 Brook Road	2017-02-14	Detached	£1,600,000

Market intelligence

£1,200,000

ESTIMATED
VALUE

±£60,000 · high
confidence

£1,163,000

AVERAGE
ASKING PRICE

£725,000 –
£1,750,000 (80%)

£769/wk

AVERAGE RENT
≈ £3,332/mo

3.4%

GROSS YIELD
long-let

£640

SOLD £/SQ FT
sales to 2026-06

£613

ASKING £/SQ FT
currently listed

Automated valuation, asking prices, rents and yield via **PropertyData** (asking & rental data from Rightmove, Zoopla and OnTheMarket). Local demand is rated **Balanced market**: 54 properties are for sale and homes take around **254 days** to sell. Average local values moved **2.3%** over the year to Aug 2026. The estimated value is a third-party automated estimate, not a valuation by DZP Studio or a substitute for a RICS valuation. The valuation is modelled on an internal area of 176.2 m² (client-supplied, excluding the ~20 m² single-storey conservatory).

Short-let income potential

Modelled on a **4-bedroom, 2.0-bathroom** home sleeping up to **10**, from the performance of comparable local listings. These are **gross** figures before cleaning, management, furnishing, insurance and void costs, and before any consideration of leasehold terms, mortgage conditions or the planning position on short lets. For context, the wider Epping Forest short-let market runs at about 49% occupancy and £117 a night across 18.3 active listings.

£49,320

ESTIMATED ANNUAL
REVENUE
before costs and fees

£268

AVERAGE NIGHTLY
RATE
achieved locally

52%

OCCUPANCY
of available nights

£29,959 –

£85,006

TYPICAL RANGE
25th–90th percentile

Comparable local short lets



Modern 4Bedroom Home, Parking&Garden, Central

4 bed · 2.0 bath · sleeps 6
£12,005/yr · 18% occupancy



Two in One: Town & Country

4 bed · 2.0 bath · sleeps 7
£14,747/yr · 16% occupancy



Luxury, peaceful family home close to London

4 bed · 3.0 bath · sleeps 7
£8,748/yr · 10% occupancy



Modern Luxury Home In London

4 bed · 2.0 bath · sleeps 6
£19,971/yr · 21% occupancy

Source: **AirROI** short-let market data. Estimates are statistical — derived from nearby listings rather than this property — and assume active, well-managed operation.

Your next step

Book your 30-minute call with our chartered architect

You've seen the data. On the call we translate it into a plan for **4 Brook Road, Loughton, IG10 1BW** — what you can build, what it's worth, and how to get there.

[Book my call →](#)



Important: This report is an indicative desktop assessment compiled from public data sources (Ordnance Survey, planning.data.gov.uk, HM Land Registry, the EPC register, ONS/police open data and others). It is provided for general guidance only and is **not** a formal planning, legal, valuation or ecological opinion, and must not be relied upon as such. Data may be incomplete or out of date, and site-specific circumstances can change the position materially. Any development should be confirmed with the local planning authority and appropriate professionals. © 2026 DZP Studio Ltd. Contains public sector information licensed under the Open Government Licence v3.0.