



QUERCUS

LOUGHTON





Combining restoration & creation
bringing new homes to Loughton.

The Earls - One and two bedroom apartments in the former Royal Oak public house.



The Oak - Three bedroom house and The Fairmeads - newly built two bedroom apartments



The computer generated illustrations are drawn from plan and are indicative only of how the development will appear.

Welcome to Quercus.

Combining a sensitive restoration with brand new construction, Quercus has been designed to blend seamlessly within the residential roads on which it sits.

Set in an enviable location on the periphery of Epping Forest, moments from bustling Loughton High Road, the development will comprise one and two bedroom apartments with three bedroom houses, enjoying off-street parking and the smart design with attention to detail for which Higgins Homes is renowned.



Quercus' ideal location combines serene Epping Forest with its parks, lakes and walkways with the stylish edge of Loughton that boasts numerous independent coffee shops and boutiques, in addition to favourites such as Marks & Spencer, Space NK and the Ginger Pig.

A beautiful autumnal morning on York Hill



OrganicO (0.7 miles)

For tasty, Mediterranean food that has been carefully sourced from farmer/grower producers and co-ops, look no further than OrganicO (1). Situated on the High Road, Loughton, this organic health shop offers everything from fruit and veg to household products, all from suppliers that endorse ethical principles. With quality that starts from the soil, you can have a healthy diet while protecting the environment.

The Ginger Pig (0.3 miles)

From its humble beginnings in Nottinghamshire over 25 years ago, to a mini-chain of quality butchers in some of the most affluent areas in London and the South East, The Ginger Pig (2) is the place to go for free-range rare breeds, dry-cured hams and home-made charcuterie. Offering a superior shopping experience for residents, on the High Road, Loughton.

The Gardeners Arms (0.8 miles)

Situated on the edge of Epping Forest, The Gardeners Arms is a popular place for locals and walkers thanks to the warm welcome and two roaring fires. This traditional English pub is built on one of the highest points in Essex and offers views as far as Canary Wharf. Great food and service, an excellent choice of beers and wine are all delivered in a warm and cosy atmosphere.

Tom, Dick & Harry's (0.4 miles)

This stylish new restaurant just a three-minute walk from Loughton's underground station, offers breakfast and brunch through to drinks and dinner. As well as the main dining room, there is a lounge area complete with baby grand piano and counter dining. Tom, Dick & Harry's (3) is a destination restaurant with live music, al fresco dining and the Sunday Roast Club.

ZEST (0.3 miles)

Proving that healthy is far from boring is Zest (4), Loughton's first salad bar. With a myriad of fresh produce, there is a wide selection of tasty food to create your own salad or pasta bowls. Start with a fresh juice, smoothie or shake or warm up with a heartening soup or hot drink. Zest also offers a local delivery service.

SPACE NK (0.5 miles)

Space NK on High Road, Loughton is the ultimate destination for all your beauty needs. Featuring cult brands and well-loved classics, the knowledgeable staff can guide you through everything from the latest cosmetics, must-have skincare, hair-savers and game-changing gadgets. Find something from over 70 brands, including Eve Lom, Laura Mercier, Nars and many more.

Specific locations shown are indicative only

Loughton Station

Sainsbury's

CULTURAL FEEL

in a countryside setting.

High Road, Loughton

Marks & Spencer

Post Office

Smarts Lane

Epping Forest

Forest Road

QUERCUS

An aerial view of Loughton from Google earth



30 MINS

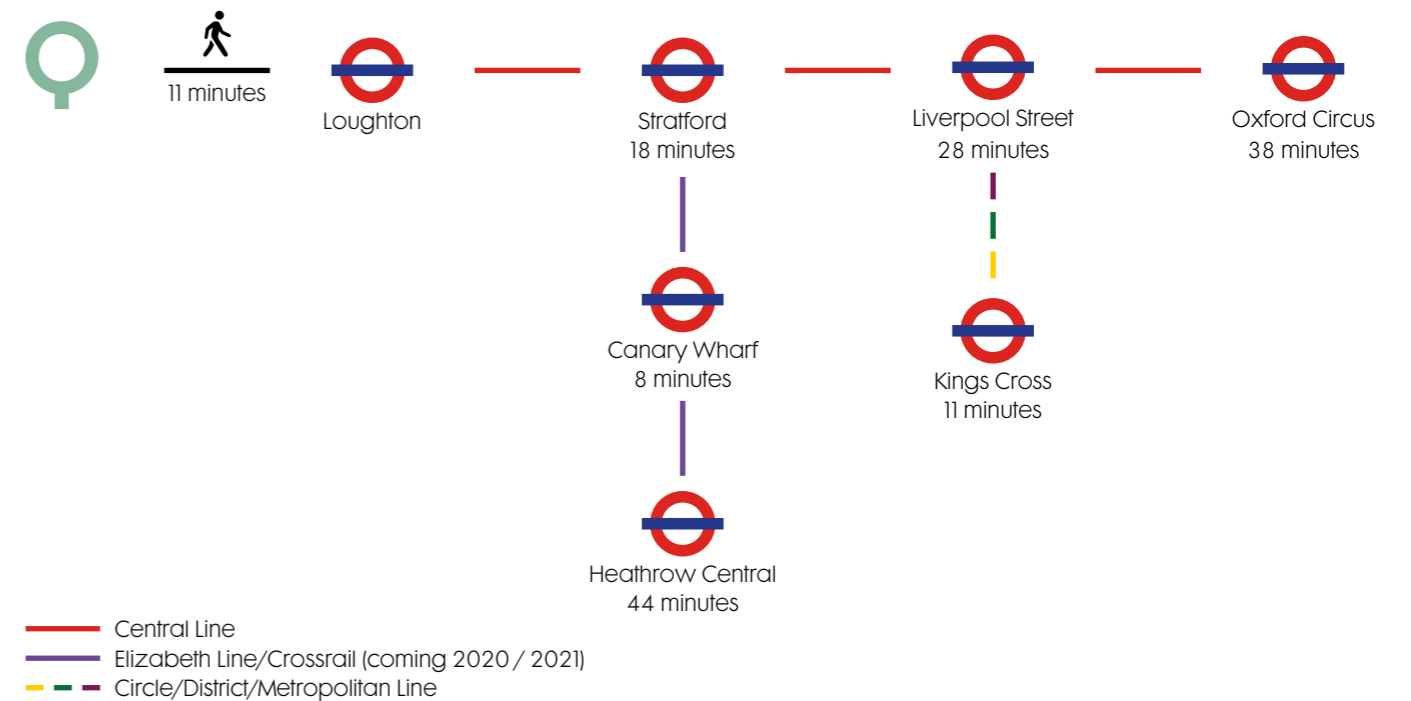
into The City



From Loughton Underground station in Zone 6 on the Central line, you can be in Stratford in 18 minutes, Liverpool Street in 28 minutes and Oxford Circus in 38 minutes.

Additionally, in 2020 / 2021 the Elizabeth Line (Crossrail) will come to both Stratford and Liverpool Street, providing fast, direct links to Canary Wharf (8 mins) and Heathrow Airport (44 mins).

Located moments from both the M25 and M11, drivers also have good access to major road connections to the south east and beyond.



Source: Transport for London
Fastest journey times shown



Imagery from a previous Higgins Homes development.

Each of the homes at Quercus have been arranged to maximise space, with light-filled rooms complemented by a specification that is planned to be both beautiful and functional. Clean, simple lines with fittings from some of the industry's most well-respected suppliers make the space stylish and efficient. With Higgins Homes' attention to detail, the specification will reflect expert workmanship using the finest materials.

SPECIFICATION

KITCHENS

- Fitted kitchen by Commodore Kitchens
- Handleless units with aluminium lipping
- Range of integrated appliances to include stainless steel electric oven, ceramic hob with telescopic extractor hood above, fridge / freezer (70:30 split) and dishwasher
- Integrated or free standing washer dryer dependent upon plot
- 20mm laminate work surface with square front edge detail and matching 120mm upstands with feature glass splashback behind hob
- Inset stainless steel sink and drainer with single lever mixer tap
- Soft close drawer boxes and hinges. Integrated multi waste bin
- LED task lighting set beneath underside of wall unit

FINISHES

- Painted walls and ceilings with white emulsion finish
- Grooved 58mm architrave and 120mm skirting boards
- Flush white painted internal doors with latch ironmongery – satin chrome finish

BATHROOMS & EN SUITES

- Contemporary sanitary ware by Ideal Standard in white with chrome fittings
- Shower and screen over bath
- European wall tiling to selected areas
- Towel box beneath basin and mirror above
- Shaver point - satin chrome finish
- Heated towel rail – chrome finish

HEATING

- Gas fired central heating via hot water radiators

FLOORING

- Apartments - Wood laminate flooring to entrance hall, living/dining room and kitchen. Carpet to bedroom/s. Ceramic tiling to bathroom and en suites
- Houses - Wood laminate flooring to entrance hall, cloakroom and living room /s. Choice of wood laminate flooring or ceramic flooring to kitchen/diner*. Carpet to stairs, landing and bedrooms. Ceramic tiling to bathroom and en suite

HOME ENTERTAINMENT

- Television/FM radio outlet points to living room and bedroom/s
- Telephone outlet points to living room and bedroom/s
- Apartments - Communal terrestrial television aerial. Provision for Satellite television (Sky Q) – purchasers own decoder required
- Houses - Individual terrestrial television aerial. Provision for Satellite television (Sky Q) – purchasers own decoder required

GENERAL

- Apartments - Fitted wardrobe with sliding doors to bedroom one
- Houses - Fitted wardrobes to bedrooms one and two
- Five amp ambient lighting circuit to living room and bedroom one
- LED down lighters to living room, kitchen, entrance hall (and landing), bathroom and en suite

WINDOWS

- Timber framed double glazed sealed units to plots 1-4 and white uPVC double glazed sealed units to plots 5-10

SECURITY

- Apartments - Video security entry phone system (Not applicable - Plot 2)**
- Mains operated smoke detector
- Spur point for future provision of a wireless alarm system

APARTMENT COMMUNAL FACILITIES

- Smooth plastered walls and ceramic tiled flooring to communal entrance foyer, fitted carpet to communal hallway and staircase

GARDEN

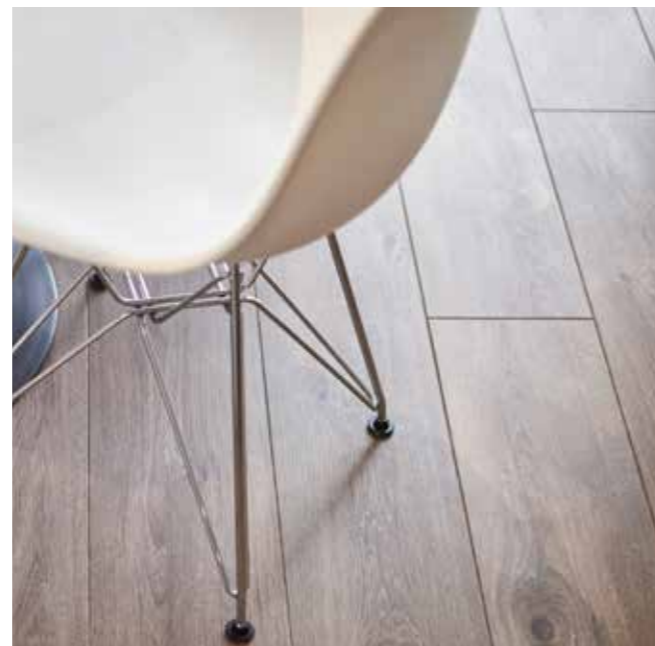
- Apartments - Communal gardens to the Earls and the Fairmeads. Communal cycle store and refuse store
- Houses - Private garden with lawn, water tap and garden shed

PARKING

- Apartments - One allocated parking space
- Houses - Two allocated parking spaces
- Communal - Five visitor parking spaces

WARRANTY

- Ten year LABC warranty



The Company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.
*Choice subject to stage of construction. **Apartment 2 has own entrance door onto Forest Road. Photography from previous Higgins Homes development.

SITE PLAN



- Apartments
The Earls Plots 1-4
The Fairmeads Plots 6-9
- Houses
The Beech Plot 5
The Oak Plot 10

KEY

- Pedestrian Access/Public Footpath
- Vehicular Access
- CS Cycle Store (apartments)
- RS Refuse Store (apartments)

Whilst this site plan has been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Ground levels and other variances are not shown.

The Apartments 1 & 2 bedrooms

The Earls — Conversion

Plot 1	1 bed 1 bath	Ground Floor	45.2m ² /486ft ²
Plot 2*	2 bed 2 bath	Ground Floor	72.4m ² /779ft ²
Plot 3	2 bed 2 bath	First Floor	75.2m ² /809ft ²
Plot 4	2 bed 1 bath	First Floor	55.6m ² /598ft ²

The Fairmeads — Newly Built

Plot 6	2 bed 1 bath	Ground Floor	69.1m ² /744ft ²
Plot 8	2 bed 2 bath	Ground Floor	73.6m ² /792ft ²
Plot 7	2 bed 1 bath	First Floor	69.1m ² /744ft ²
Plot 9	2 bed 2 bath	First Floor	71.1m ² /765ft ²

*Plot 2 has it's own entrance onto Forest Road.

Areas quoted are Gross Internal Area.

APARTMENTS

completely reimagined

The converted apartments within The Earls building




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GROUND

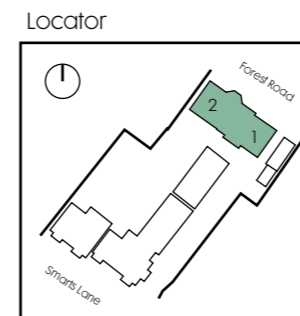
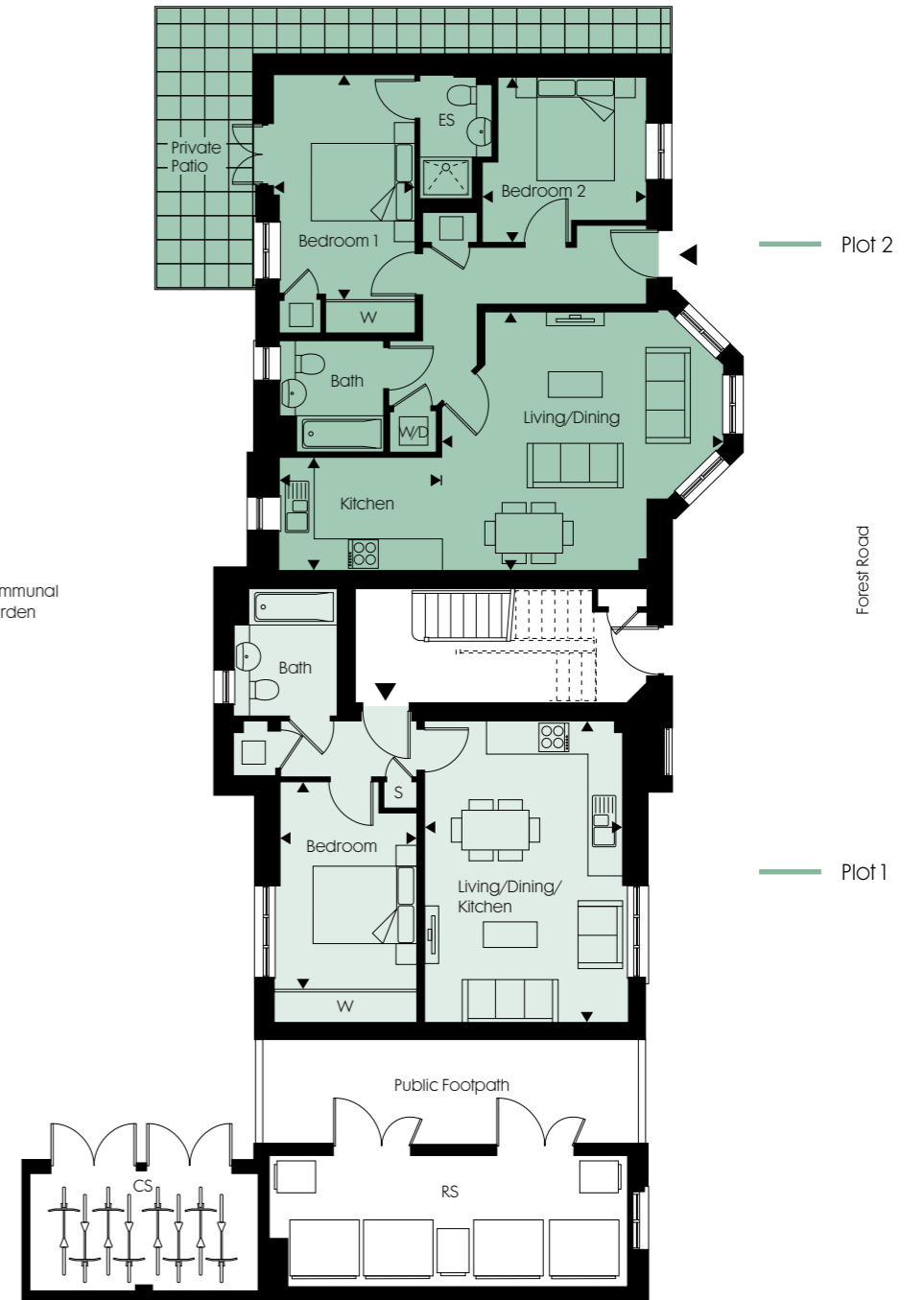
The Earls

Plot 1		1  1 	
Living/Dining/Kitchen	5816mm x 3929mm	19'1" x 12'11"	
Bedroom	4042mm x 2638mm	13'3" x 8'8"	
Bathroom			
Internal Area	45.2 sqm	486 sqft	

Plot 2		2  2 	
Living/Dining	5444mm x 4988mm	17'10" x 16'4"	
Kitchen	3124mm x 2188mm	10'3" x 7'2"	
Bedroom 1	4381mm x 2728mm	14'4" x 8'11"	
En Suite			
Bedroom 2	3166mm x 3166mm	10'5" x 10'5"	
Bathroom			
Internal Area	72.4 sqm	779 sqft	


- W Wardrobe
- W/D Washer/Dryer
- S Store
-  Boiler
- RS Refuse Store
- CS Cycle Store



Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

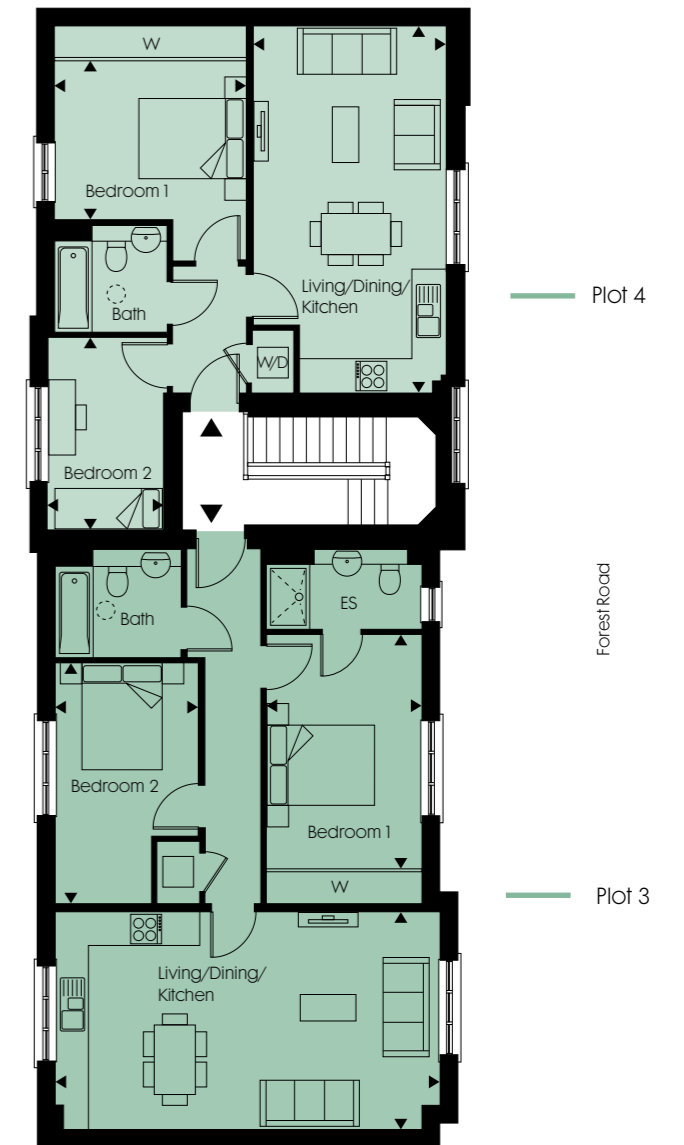






FIRST

The Earls

Plot 3		2  2 	
Living/Dining/Kitchen	7167mm x 4055mm	23'6" x 13'4"	
Bedroom 1	4366mm x 2898mm	14'4" x 9'6"	
En Suite			
Bedroom 2	4487mm x 2661mm	14'9" x 8'9"	
Bathroom			
Internal Area	75.2 sqm	809 sqft	

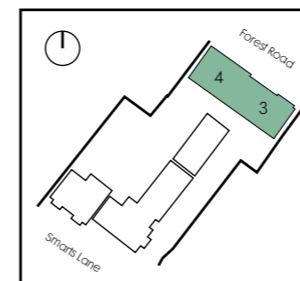
Plot 4		2  1 	
Living/Dining/Kitchen	6838mm x 3597mm	22'5" x 11'10"	
Bedroom 1	3574mm x 2960mm	11'9" x 9'9"	
Bedroom 2	3574mm x 2154mm	11'9" x 7'1"	
Bathroom			
Internal Area	55.6 sqm	598 sqft	



- W 
- S 
-  Boiler
-  Light Tunnel

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Locator

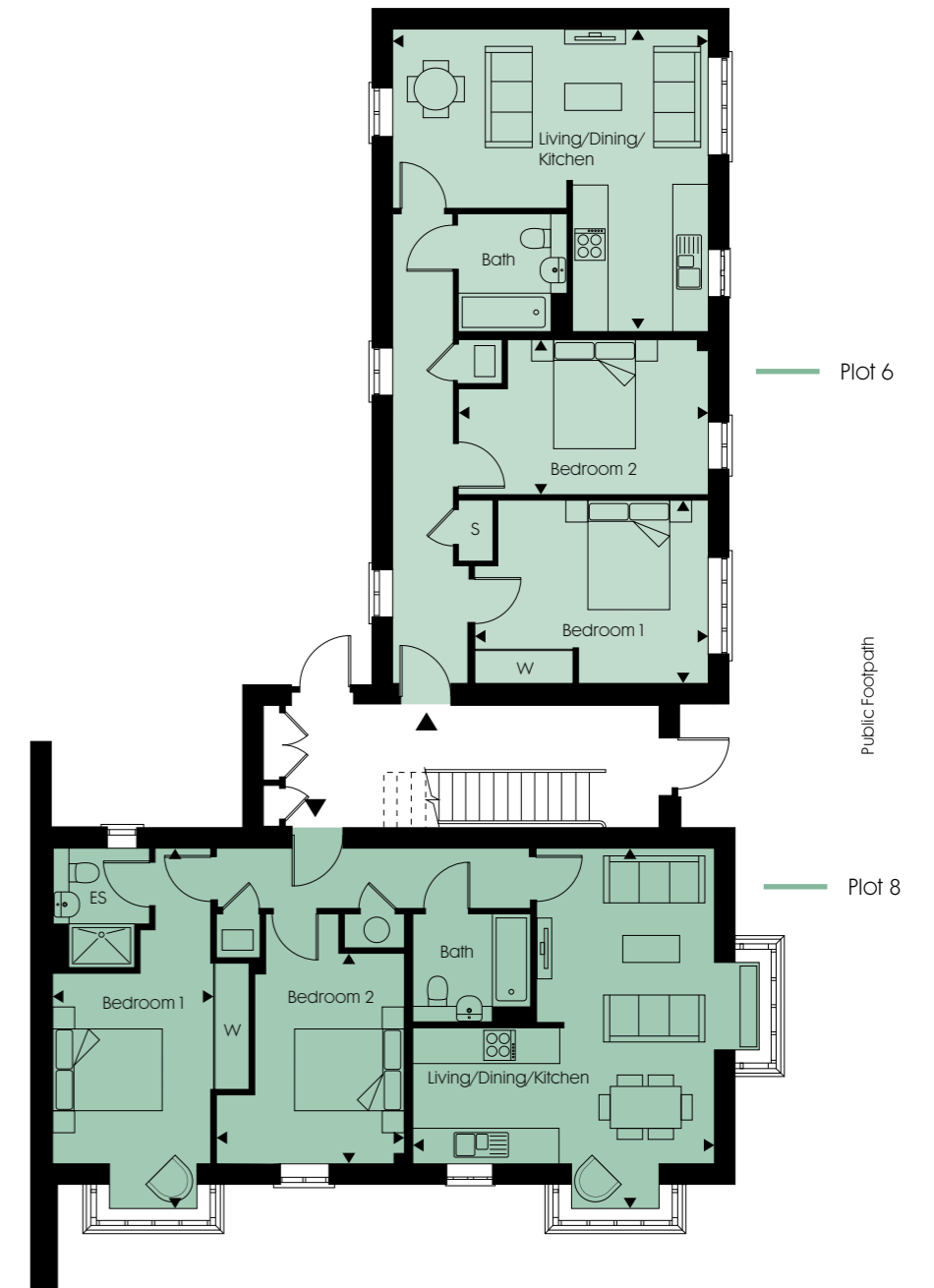


GROUND

The Fairmeads

Plot 6		2  1 	
Living/Dining/Kitchen	5765mm x 5525mm	18'11" x 18'2"	
Bedroom 1	4270mm x 3348mm	14' x 11'	
Bedroom 2	4565mm x 2830mm	15' x 9'3"	
Bathroom			
Internal Area	69.1 sqm	744 sqft	

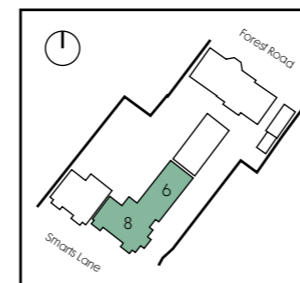
Plot 8		2  2 	
Living/Dining/Kitchen	6550mm x 5510mm	21'6" x 18'1"	
Bedroom 1	6550mm x 2940mm	21'6" x 9'8"	
En Suite			
Bedroom 2	3845mm x 3437mm	12'7" x 11'3"	
Bathroom			
Internal Area	73.6 sqm	792 sqft	



W
 ES
 □
 ○
 Wardrobe
 En Suite
 Boiler
 Water Cylinder

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Locator



FIRST

The Fairmeads

Plot 7		2  1 	
Living/Dining/Kitchen	5765mm x 5525mm	18'11" x 18'2"	
Bedroom 1	4270mm x 3348mm	14' x 11'	
Bedroom 2	4565mm x 2830mm	15' x 9'3"	
Bathroom			
Internal Area	69.1 sqm	744 sqft	

Plot 9		2  2 	
Living/Dining/Kitchen	5765mm x 5510mm	18'11" x 18'1"	
Bedroom 1	5765mm x 2940mm	18'11" x 9'8"	
En Suite			
Bedroom 2	3845mm x 3437mm	12'7" x 11'3"	
Bathroom			
Internal Area	71.1 sqm	765 sqft	

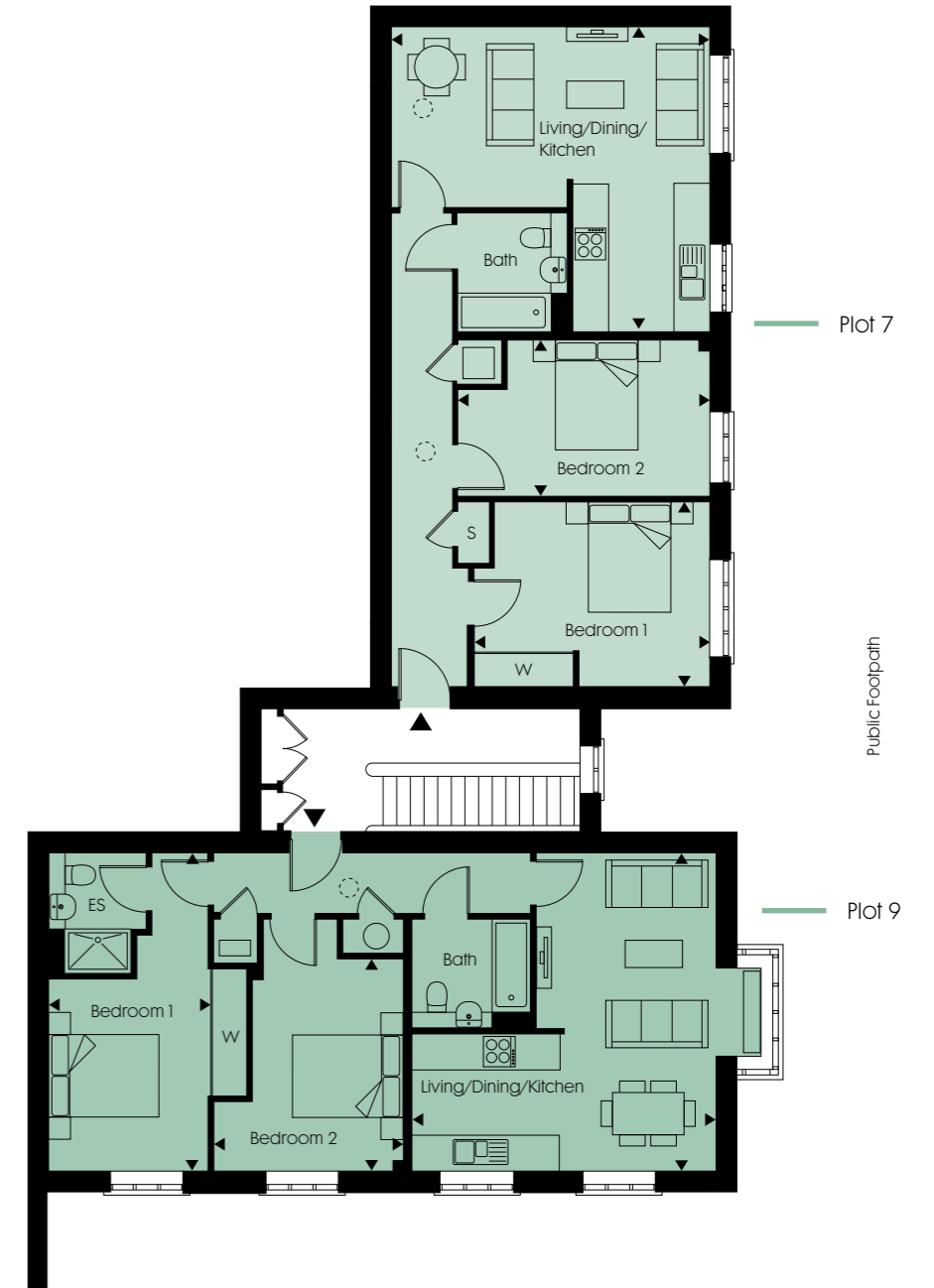
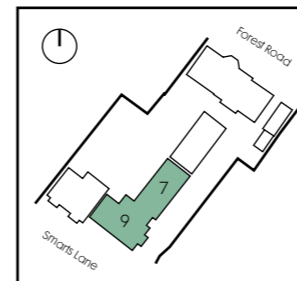
- W
 - S
 -
 -
- Wardrobe
Store
Boiler
Water Cylinder
Light Tunnel

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Communal Gardens and Parking Court

Locator





The Houses
3 bedrooms

The Beech - Plot 5
3 bed 2 bath 105.7m²/1138ft²

The Oak - Plot 10
3 bed 2 bath 138.8m²/1494ft²

Areas quoted are Gross Internal Area.

HOUSES

New growth

The Oak - three bedroom home






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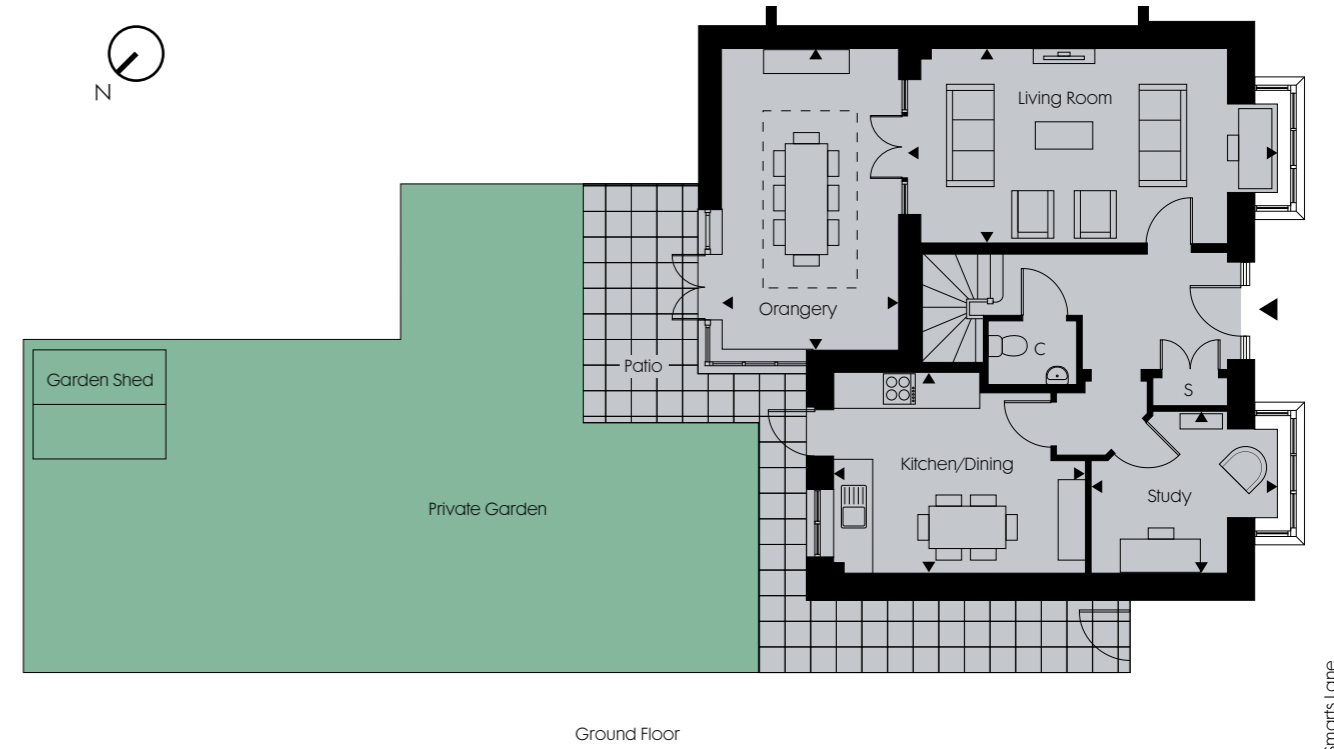
PLOT 10

The Oak

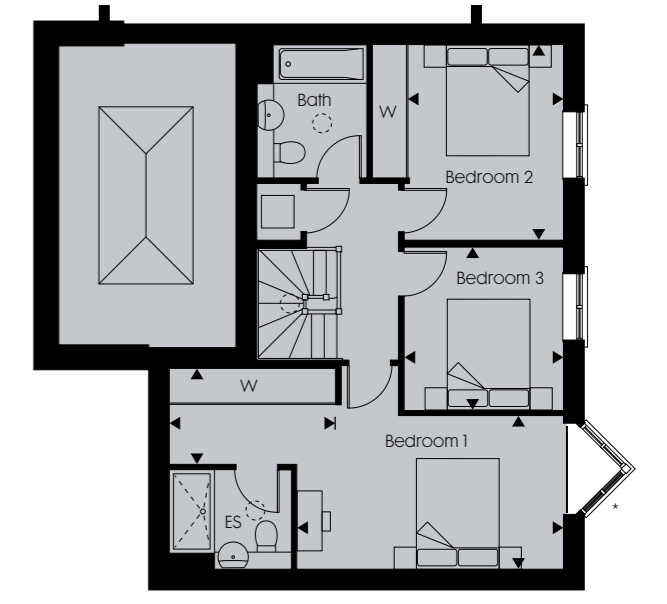
The Oak		3  2 	
Living Room	6680mm x 3534mm	21'11" x 11'7"	
Kitchen/Dining	4575mm x 3628mm	15' x 11'11"	
Study	3365mm x 2925mm	11' x 9'7"	
Orangery	5450mm x 3200mm	17'11" x 10'6"	
Cloak			
Bedroom 1	4815mm x 2760mm	15'10" x 9'1"	
Dressing Area	3000mm x 1734mm	9'10" x 5'8"	
En Suite			
Bedroom 2	3534mm x 2780mm	11'7" x 9'1"	
Bedroom 3	2933mm x 2878mm	9'7" x 9'5"	
Bath			
Internal Area	138.8 sqm	1494 sqft	

- W Wardrobe
- C Cloakroom
- S Store
-  Roof Lantern
-  Boiler
-  Light Tunnel

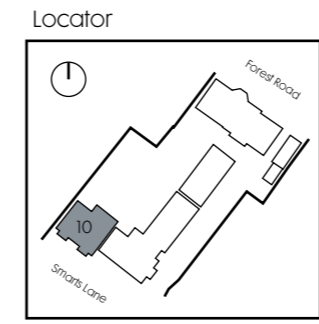
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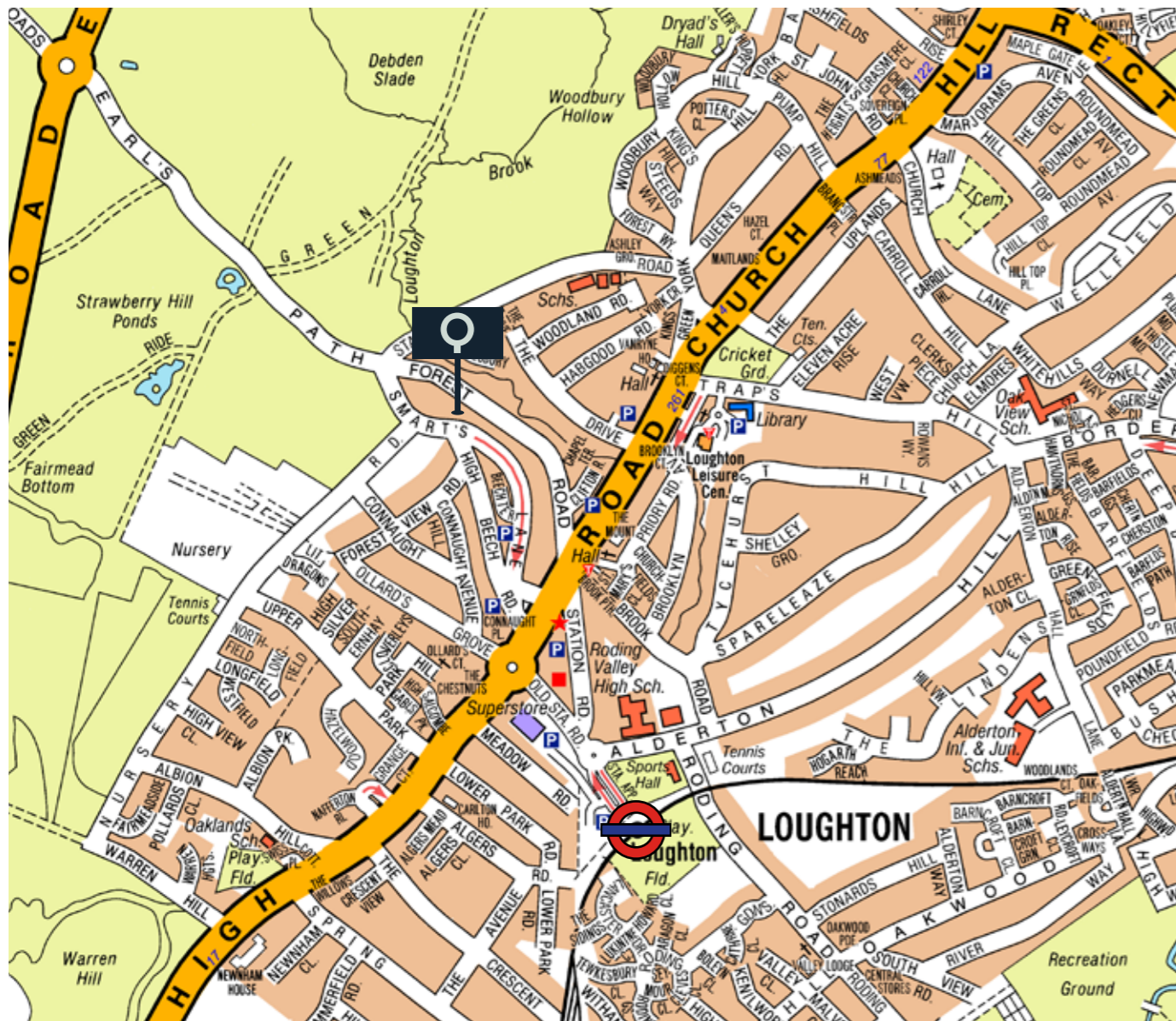
Ground Floor



First Floor



* This window is fixed and has obscured glazing



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ABOUT HIGGINS HOMES

When choosing a new home, whether it's your first time or a next step along the ladder, at Higgins Homes we understand the importance of individuality, reliability and, above all, quality.

Since we began designing and building homes over 50 years ago, Higgins Homes has become a well-respected name across London and the South East, winning numerous industry awards and establishing a reputation for excellence along the way.

Our approach is simple. Whether it's a contemporary urban apartment or rural family home, new build or sensitive restoration, every Higgins Homes development is crafted with care and attention to detail, from the desirable locations and stand-out architectural design to the finishing touches that make all the difference.

What's more, every Higgins Homes property is, naturally, made to stand the test of time. As a company we are committed to the highest build standards, and every home is guaranteed for 10 years by a national warranty provider.





www.higginshomes.co.uk