The Bell Hotel

High Road, Epping, CM16

For Sale



Development Opportunity

Vacant former 80-bedroom coaching inn hotel on c.3.88 acres (1.57 ha) of brownfield land
Implemented planning permission for partial demolition and a new care home, works commenced

Freehold	c.3.88 acres	80	C1
Tenure	Site area	Bedrooms	Use class

Offers invited for the freehold interest · Prominent frontage to High Road · 15-minute walk to Epping (Central Line)

Executive Summary

The Bell Hotel offers a rare development opportunity of approximately 3.9 acres (1.57 hectares) on the south-western edge of Epping. The former coaching inn is just over half a mile from Epping High Street and 1.3 miles from Epping Underground Station, giving excellent connectivity to central London and the wider South East.

With 80 bedrooms across two storeys and extensive hard standing and car parking, the site (currently Use Class C1) is suited to a range of redevelopment options, both residential and commercial. It also benefits from an implemented planning permission for partial demolition and the erection of a new care home.

Built form occupies around half the plot; the rest is open land and vegetation, giving an expansive area for development. Offers are invited for the freehold interest.

Key Highlights

- Vacant former hotel complex with redevelopment potential.
- Approximately **3.88 acres (1.57 hectares)**.
- **Implemented planning permission** for partial demolition of existing buildings and erection of a care home, with works commenced.
- Prominent roadside frontage on High Road.
- Walking distance to Epping town centre and close to the London Underground Central Line.
- Scope for a variety of residential and commercial development options.
- Positive planning context for redevelopment of previously developed land.



Aerial view looking north west. Boundary line is for indicative purposes only.



Aerial view of the hotel wings and parking.

The Site

The Bell Hotel is a 3-star, 16th-century coaching inn on 3.88 acres (1.57 ha) of developable land, on the High Road at Bell Common in Epping. Originally constructed circa 1900, the hotel is now vacant and no longer considered fit for its original purpose.

The hotel is arranged around a main reception building and three detached two-storey wings, together providing 80 bedrooms as well as a restaurant, bar and conference rooms. Extensive parking areas are distributed throughout the site.

Buildings and hard standing occupy about half of the site; the remainder is landscaped grounds, open areas and mature vegetation, particularly to the north and east, offering considerable scope for redevelopment. Access is directly from High Road, serving the hotel and a number of adjacent residential properties.

Residential properties border the site to the east and west, with open countryside beyond the northern boundary and Bell Common opposite to the south east. The site's brownfield character, established access and significant existing footprint create an opportunity for comprehensive redevelopment, subject to planning.



Aerial view looking north. Boundary line is for indicative purposes only.



Front entrance of the hotel.



Reception area.

Site Plan



Site plan, for identification only. Plotted scale 1:1750. © Crown copyright and database rights 2026.



Aerial view looking east. Boundary line is for indicative purposes only.

The Local Area

The site is on the south-western edge of Epping, a vibrant and sought-after town in the Epping Forest district of Essex. Epping Underground Station is about a 3-minute drive away, with direct and frequent Central Line services into central London.

Epping sits directly beside Epping Forest, one of its biggest natural benefits; the forest edge is a short 5-minute walk from the site. The High Street offers independent shops, cafés and a variety of dining, from traditional pubs to modern restaurants, including Gail's, Marks & Spencer and a mini Waitrose, all within a 3-minute drive or 15-minute walk.

Epping also has a selection of highly regarded independent and state schools, including Coppersale Hall School, Epping Primary and Epping St John's School. Other prominent schools nearby include Chigwell School, St Nicholas School (Old Harlow) and Oaklands School (Loughton).



Location plan. For identification purposes only. Not to scale.



Epping High Street.



Epping High Street.



Epping High Street.

Transport & Connectivity

The Bell Hotel has excellent road, rail and Underground connectivity, with convenient access to London and the wider East of England. By road, the site is close to Junctions 26 and 27 of the M25, giving direct access to the M11 and linking the area with London, Cambridge, Stansted Airport and the wider South East.

Epping Station (a 15-minute walk) is in Zone 6 of the London Underground and is the last stop on the Central Line, with onward rail connections to major UK destinations. London Stansted is about 17 miles away (27 minutes' drive), London City Airport about 40 minutes and Heathrow about 54 minutes (45 miles) via the M25. The nearest bus station is about an 8-minute walk away.

Destination	Distance / drive time
M25 (J26)	3.2 miles (7 mins)
M25 (J27) & M11 (J7)	4.7 miles (12 mins)
Loughton	4.5 miles (10 mins)
Walthamstow	12 miles (27 mins)
Romford	12 miles (28 mins)
Stratford	16 miles (38 mins)
Chelmsford	18 miles (38 mins)
Central London	22 miles (55 mins)

Destination	Fastest rail journey
Stratford	Central (29 mins)
Liverpool Street	Central (38 mins)
Oxford Circus	Central (48 mins)
Victoria	Central / Victoria (55 mins)
Waterloo	Central / Jubilee (58 mins)
Cambridge	Great Northern (1 hr 30)



Epping Underground Station.



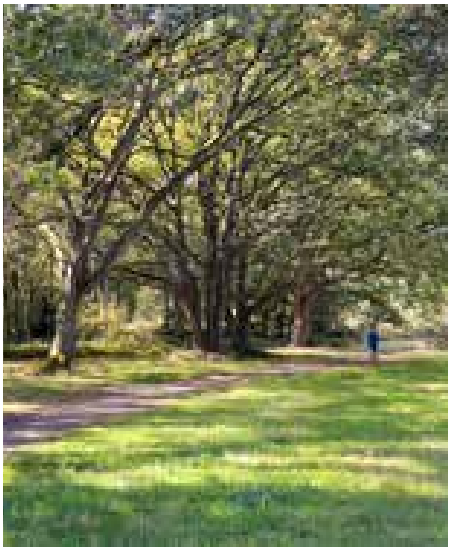
Aerial view of Epping High Street.



Epping town sign.



Epping High Street.



Epping Forest.

Relevant Planning

The site has an established planning history, the most significant being an implemented planning permission granted in 2008 for the partial demolition of existing buildings and the development of a new care home. More recently, a separate application relating to the use of the property for asylum seeker accommodation was submitted and subsequently withdrawn.

EPF/0279/08 (19/06/2008)	Demolition and erection of extension for care home
Type	Outline planning application
Details	Part demolition; new extension and care home
Decision	Approved with conditions
Status	Permission implemented

Further applications have been made for the conditions on the outline permission. All reserved conditions have been approved, and the approval remains valid as works have commenced on site. A planning note is available in the data room.

Potential Development

Principle of development: although the site is within the Green Belt, as a brownfield plot it would be classified under the new term of grey belt, allowing the potential for redevelopment.

1 · Residential

- Strong local and national policy support for housing delivery.
- Brownfield redevelopment opportunity.
- Existing housing supply shortfall within the county.
- Potential compliance with emerging grey belt policy.
- Local Plan seeks 11,400 new homes before 2033.

2 · Care / Senior Living

- Accessible location for residents and staff.
- Strong connectivity to Epping town centre.
- Existing mature landscaped environment.
- Growing demand for specialist and elderly care accommodation.*

3 · Commercial

The site may also support hotel, employment, retail or leisure-led development, subject to planning, with a prominent roadside position, established commercial history and strong transport links. Options could include a new hotel or hospitality-led scheme, business/office space, leisure destination uses, retail and mixed-use development.

* Such proposals would require demonstration of identified market demand and need.



Car parking to the front of the hotel.



Central courtyard.

Further Information

Tenure: freehold, under title number **EX323554**. Further tenure information, title documentation and supporting legal information will be made available to interested parties within the data room.

Local authority: Epping Forest District Council.

VAT: interested parties should make their own enquiries regarding the VAT position.

Data room: planning note, title documentation, photography and historic planning information are available on request.

Inspection: strictly by prior appointment. Inspections are made entirely at the visitor's own risk and no liability is accepted by the vendor.

Method of Sale

Offers are invited for the freehold interest. Further details of the sale process and bid requirements are available on request.

Important Notice

Particulars are for general guidance only and do not form part of a contract. Descriptions, dimensions, and other details are given in good faith but without responsibility; intending purchasers must satisfy themselves by inspection or otherwise. No person has authority to make or give any representation or warranty in relation to the property.



The Bell Hotel, Epping. Boundary line is for indicative purposes only.