

Abbeyfield House, The Chase Off High Street, Kelvedon CO5 9AB



FOR SALE
**Well Located Purpose
built former Sheltered
Accommodation for
the Elderly with
Considerable Potential
to Extend, Convert to
Alternative Use or
Redevelop
STP**

- Predominantly single storey accommodation extending to a gross internal floor area of approximately 4,370 sq ft arranged on an overall site area of some 0.542 acres (0.22 hectares)
- Conveniently located just off the main High Street adjacent playing fields
- Approximately 0.6 miles to Kelvedon Railway Station (Liverpool Street Line)
- Considerable scope to increase the existing facilities of 10 bedsitting rooms or to convert to alternative commercial or residential use, STP

Details

Location

Kelvedon is an attractive commuter village located along the A12 dual carriageway linking London to Ipswich. Chelmsford is around 14 miles south west and Colchester some 9 miles to the north east.

The property is centrally and conveniently situated just off Kelvedon High Street and is only some 0.6 miles distant from the mainline railway station which provides an average journey time into London Liverpool Street of 51 minutes.

The site is approached via a private drive off The Chase and occupies a pleasant and private position overlooking the Kelvedon recreation ground.

The High Street is a Conservation Area and affords an interesting mix of retail and other commercial uses alongside a range of historic and attractive residential properties.

Description

The building was completed by the current owners in the summer of 1980 and provides 10 bedsitting rooms each with a W.C. and all served by three communal bath/shower rooms, a communal living room and dining room as well as the usual associated facilities including a laundry, kitchen, store rooms, managers office and housekeepers flat.

The property is of traditional block and brick construction beneath pitched tiled roofs.

The property sits centrally within the main part of the landscaped site with a car parking area to the front.

Accommodation

The following approximate gross internal floor areas apply:-

Ground Floor	3,972 sq ft	369 sq m
First Floor	<u>398 sq ft</u>	<u>37 sq m</u>
Total Floor Area	4,370 sq ft	406 sq m

We estimate that the overall site area extends to approximately 0.542 acres (0.22 hectares) reducing to a gross developable area of approximately 0.476 acres (0.19 hectares) after deducting the private driveway.

Planning

The property benefits from planning consent, under application number: 78/0131 for an 'old peoples home' for 10 residents with housekeepers flat. The housekeeper's flat was subsequently extended by the addition of a first floor in the late 1980's in accordance with planning approval granted under application number: 87/01148.

Whilst the property currently benefits from planning for Class C2, Residential Institutions use, we are of the opinion that there is considerable scope for a range of alternative uses subject to planning including C1, Hotel, C3, Residential, C4, HMO and D1, Non Residential Institutions.

In addition there is potential, subject to the relevant consents and the building's structural suitability to construct an additional storey. Furthermore there is scope to extend the existing structure as well as potential for an element of new build development within the currently undeveloped part of the site.

Floor Plans

Floor plans are available upon request.

Local Planning Authority

Braintree District Council - telephone 01376 552525.

Council Tax

Band G reflecting a Council Tax payment of £2,475 for the year 2018/2019.

Services

Whilst we understand that mains water, electricity, gas and drainage are connected interested parties will need to undertake their own enquiries as to the efficiency and suitability of the installations for their purposes.

EPC

An Energy Performance Certificate has been commissioned.

Tenure

The property is offered for sale on a freehold basis and is to be 'sold as seen'. Any potential purchaser will be required to rely on their own enquiries and whilst the owners, The Abbeyfield Society, will endeavour to answer specific questions the information available to them is generally limited and answers will not be provided to Commercial Property Standard Enquiries.

We are instructed to seek unconditional offers in excess of £650,000 on a subject to contract only basis for the benefit of the freehold interest.

VAT

We are advised that the property is not elected to VAT.

Legal Costs

Both parties are to be responsible for payment of their own legal costs incurred during the course of the transaction.



Viewing

Block viewings are planned to take place between 12:00 –2:00pm on the following dates:-

20th & 26th April 2018 and 1st, 8th and 14th May 2018.

Interested parties should confirm their proposed attendance and provide contact details prior to the scheduled viewing days in the event that we have to cancel and rearrange any of these times or dates.

Fenn Wright

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Contact:

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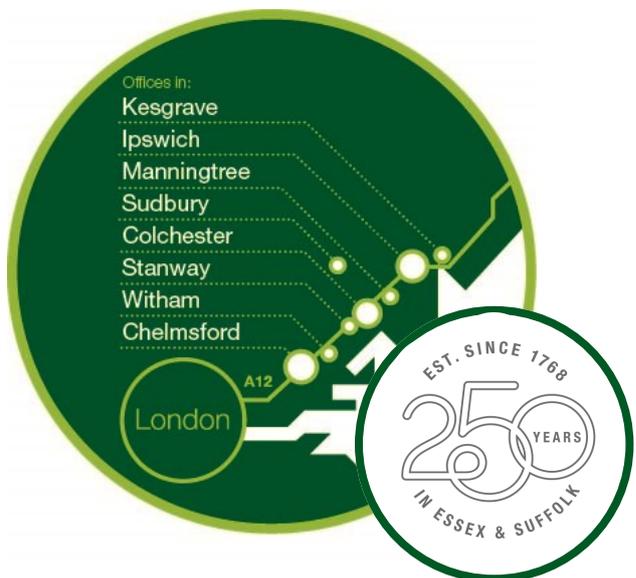
For further information

01206 216 565

fennwright.co.uk

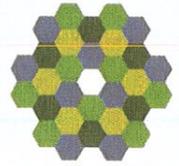
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HM Land Registry
Official copy of
title plan

Title number **EX791785**
Ordnance Survey map reference **TL8618NW**
Scale **1:1250**
Administrative area **Essex : Braintree**



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