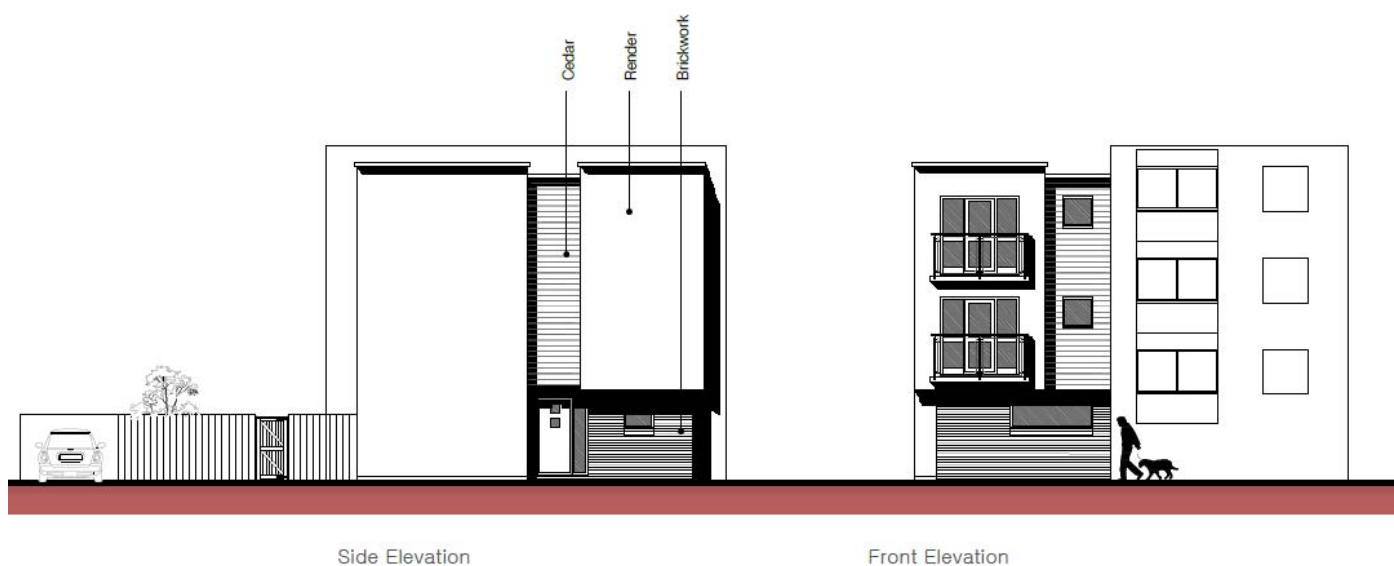


## Building Plot Adjacent to 44 Mildmay Road, Chelmsford, CM2 0DZ



- Full Planning Permission for 3/4 bedroom house
- Architect Designed
- Close to City Centre
- Approximately 10 minutes walk from Chelmsford Station
- Close to all City Centre Amenities

Freehold For Sale

### Residential Development Opportunity

0.03 acres  
(0.012 hectares)

# Details

## Location

The property is prominently located within the Moulsham area of Chelmsford. Chelmsford is one of Essex's principal settlements having a population in excess of 111,000 and providing a full range of services including a thriving high street and a good range of employment opportunities. The City benefits from a regular railway service to London Liverpool Street with a journey time of approximately 35 minutes.

The property is located adjacent to Mildmay court, an existing block of flats, on Mildmay Road, close to its junction with Hall Street. The principal shopping, leisure and employment areas of Chelmsford can easily be reached on foot and the property is close to local primary and secondary schools.

The area surrounding the property is generally residential in nature with most of the housing stock comprising attractive terraced properties.

## Description

The property extends to a total area of approximately 0.03 acres or thereabouts. The property is currently occupied by a number of lock up garages in a dilapidated condition. The northern boundary is delineated by the blank end wall of an adjoining block of flats. To the south runs rough unmade concrete track which serves as an access to an auction house to the rear.

Please note that boundaries are to be marked out and that the advertised area may be subject to slight variation.

## Planning

The site benefits from a full planning permission dated 29th June 2015 under reference number 15/01094/FUL for the *"Demolition of former lock-up garages and the construction of a three storey, three bedroom dwelling house"*.

The planning permission allows for the development of a spacious 3 bedroom property over 3 floors amounting to a gross internal area in the region of 120 square metres. The proposed accommodation includes a kitchen/dining room, study, living room, 3 bedrooms and 4 w/c's two of which are en-suite.

There is potential to vary the initial drawing to provide an additional bedroom if so required.

The development is subject to payment of the Community Infrastructure Levy (CIL) at the appropriate rate.

## Services

It is assumed that all services normal to this type of location are available in the area.

## Tenure

Freehold with vacant possession subject to an overage clause.

## Method of Sale

The property is offered for sale by Private Treaty at a Guide Price of £195,000 subject to contract only with the benefit of the existing permission.

## VAT

We understand that VAT will not be charge on the purchase price but all interested parties should undertake their own investigations.

## Local Authority

Chelmsford City Council  
Duke Street  
Chelmsford  
CM1 1JE

Telephone: 01245 606606

## Particulars

Prepared in October 2016.

## Viewing

By prior appointment with the sole agent:

### Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

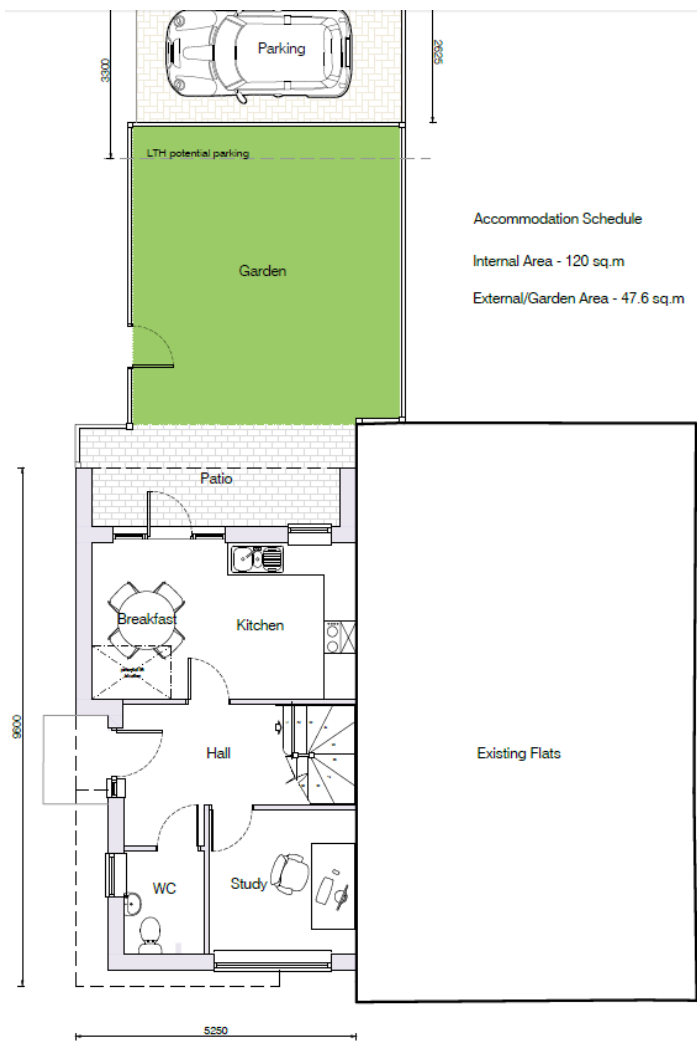
**01245 261 226**  
**fennwright.co.uk**

Contact:

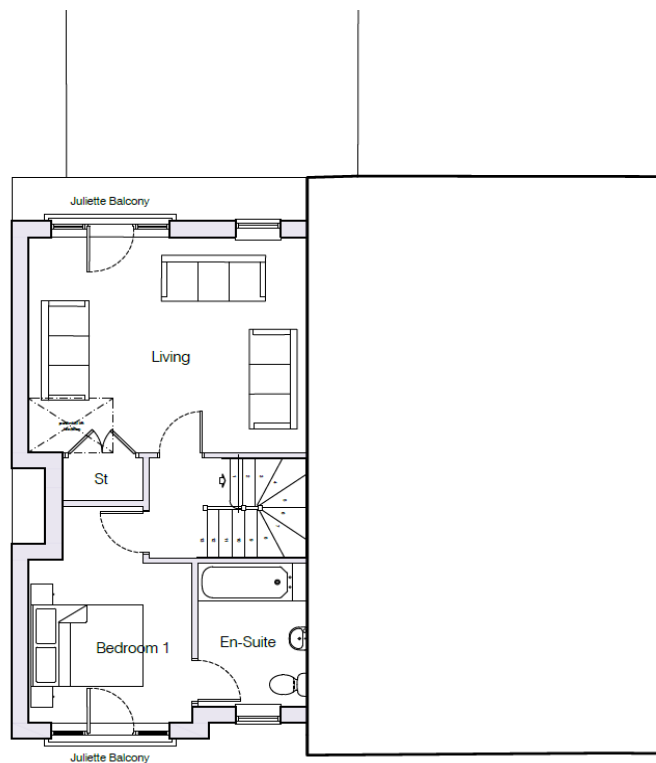
Roger Hayward  
rphh@fennwright.co.uk

OR

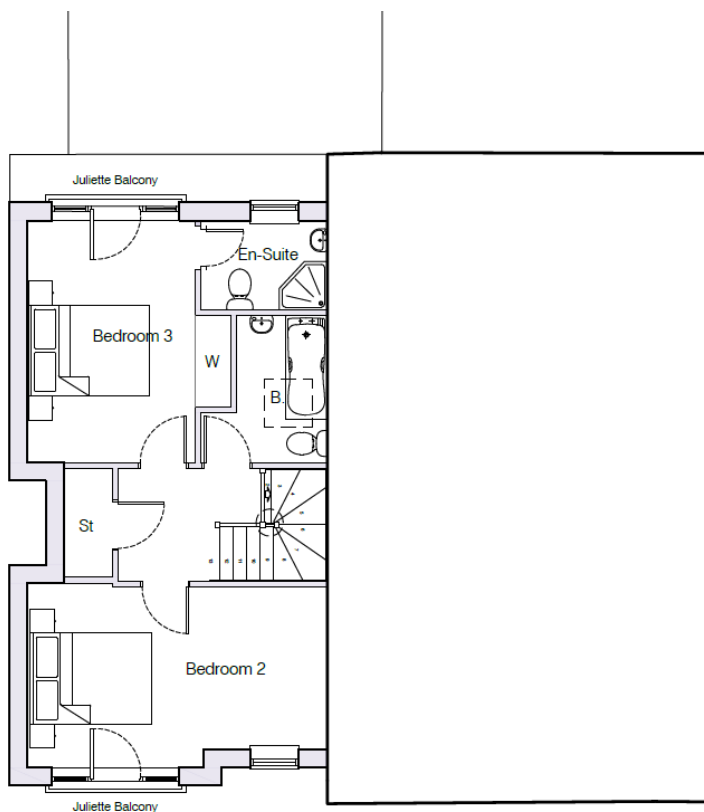
James Hancock  
jph@fennwright.co.uk



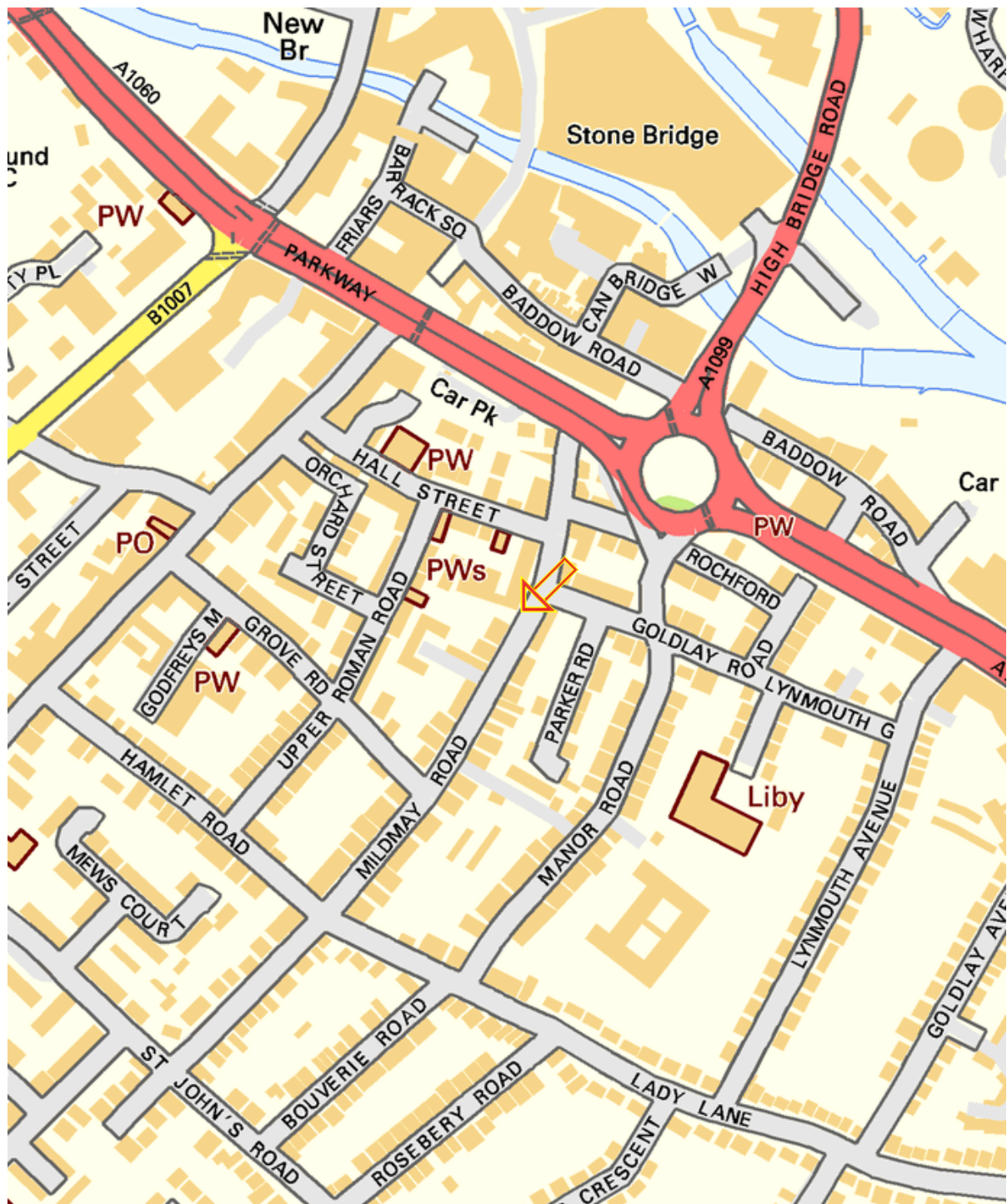
Ground Floor



First Floor



Second Floor



For further information

**01245 261 226**

**fennwright.co.uk**

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and Suffolk  
covered**

Particulars for Building Plot adjacent 44 Mildmay Road, Chelmsford, CM2 0DZ