



# For Sale/To Let

Use Class D1

## Grade II Listed Building In Attractive Grounds

Writtle Wick, Chignal Road, Chelmsford, Essex, CM1 2JB



- 1.07 Acres (0.433 Ha)
- 7,825 Sq Ft (727 Sq M) GIA
- Potential for alternative uses (subject to planning permission)

# Writtle Wick, Chignal Road, Chelmsford, Essex, CM1 2JB

## Location

The property is located on Chignal Road in an attractive residential area, approximately 2 miles west of Chelmsford City Centre. Chignal Road is accessed via the A1060 (Roxwell Road) which links the city centre with Chelmsford's western residential areas. The surrounding area is predominantly residential containing a mixture of detached and semi detached houses.

Chelmsford train station is located approximately 1.5 miles to the east and provides regular services to London Liverpool Street with a journey time of approximately 35 minutes.

## Description

Writtle Wick is a predominantly two storey Grade II listed former country house which we understand dates back to the 17th Century. The building is a mixture of red brick and timber framed construction with a pitched tiled roof and predominantly timber sash windows. There is also a detached single storey L shaped coach house set within the grounds dating back to the 1870's which totals approximately 1,475 Sq Ft (137 Sq M).

Internally, the building retains many period features such as oak panelling and decorative ceilings to some of the rooms, and is configured to provide various activity rooms, offices, kitchens and WC's on the ground and first floors as well as approximately half of the coach house. The remainder of the coach house is used as equipment stores.

The property is set in roughly rectangular shaped attractive grounds totalling approximately 1.07 acres. The grounds contain a mixture of landscaped gardens and mature trees.

Access is via a shared tarmac driveway which connects to Chignal Road. There is a tarmac car park located to the rear of the main building which can accommodate several vehicles.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Terms

Freehold and Leasehold offers are invited on either an unconditional or conditional basis subject to contract and vacant possession on completion.

## Planning

The property was formally used as a family centre which is classified within Use Class D1 of the Use Classes Order 1987 (as amended).

Other D1 uses include medical and health services, creche's, day nurseries and non residential education and training centres. The property may be suitable for alternative uses outside of Use Class D1 (subject to planning consent).

We understand that the site is subject to a blanket Tree Preservation Order under reference TPO/2013/011. Interested parties are advised to make their own enquiries with Chelmsford City Council.

## Business Rates

The property is shown to have a Rateable Value of £53,000. The current rates payable are £25,387 (based on the 2017/18 Standard Non-Domestic Rating Multiplier of 47.9 pence).

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**James Wood**  
Lambert Smith Hampton  
**01245 215521**  
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Lambert Smith Hampton  
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## Site Plan



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## Location Plan



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## Guidance Notes

### GUIDANCE NOTES FOR THE BENEFIT OF THE PROSPECTIVE PURCHASERS

(To be read in conjunction with the attached particulars of sale)

Land dealings by Local Authorities attract keen public interest and this guidance note sets out to provide further information on the procedure to be adopted in the sale of land.

The Council is subject to constraints when selling land in its ownership. Some of these constraints are enshrined in law; others arise because of a general expectation that Local Authorities should be seen to act fairly when disposing of land, as in other aspects of their work.

Land is sold by private treaty, when informal offers are invited from prospective purchasers, normally without the pressure of any limit of the time within which the purchase must be completed. This is a method widely understood and accepted by the general public and allows a flexible approach to be adopted to the sale of land. The County Council, however, also aspires to be timely in its transactions and expects to give and receive a prompt businesslike approach in its dealings with prospective purchasers.

Informal offers will be opened as they are received, and offerers may be invited to increase their offers, possibly having been told that a higher offer has been received, and for offers to be submitted by a closing date.

Alternatively, a closing date may be specified earlier in the process if there is a need to complete the sale by a certain date e.g. the end of the County Council's financial year or if there is a high anticipated interest.

On completion of marketing, an offer will be accepted on a "subject to contract" basis; similar to the situation in relation to private sales, and it will be in the interests of all parties that exchange of contracts takes place as quickly as possible after the offer has been accepted. Contracts will be expected to be exchanged within 20 working days of issue.

The Council has a statutory duty to achieve best value and in order to meet this obligation, acceptance of the offer will be conditional on the County Council reserving the right to consider any further offers for the property before a contract is exchanged, and withdrawing from the proposed sale if a higher offer is received.

In the event that a more advantageous offer is received and the Council withdraws from the proposed sale, all interested parties will be given the opportunity of making their best (subject to contract) offer by a specified date. This may include the invitation of sealed offers to be returned direct to the County Council and opened in a formal opening procedure of the issuing of forms of contract to more than one prospective purchaser.

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