



SITUATION

Close to the junction with Broomfield Road approx. 1 mile from the town centre in an unspoilt tranquil setting within a quiet residential neighbourhood. Chelmsford lies on the main A12 some 14 miles north-east of Brentwood and enjoying easy access to the M25 (Junction 28) and the M11 (Junction 7).

PROPERTY

Accessed via a private road with security gates leading to a **Site Area of almost 1.5 acres** and featuring a large picturesque lake fed via a sluice gate at one end and banked on both sides to facilitate a proposed residential development of **5 detached houses (4 x 4 bed and 1 x 2 bed) each with a detached Garage and decking on to the lake** (see Planning). The development will also feature **an attractive bridge structure** stretching across the lake in order to give access to 3 of the new houses.

PLANNING

Planning Consent exists for the construction of 5 detached houses and is valid until 14th October 2014. Copy Plans and Planning Consents available from the Auctioneers.

VAT is NOT payable in respect of this Lot

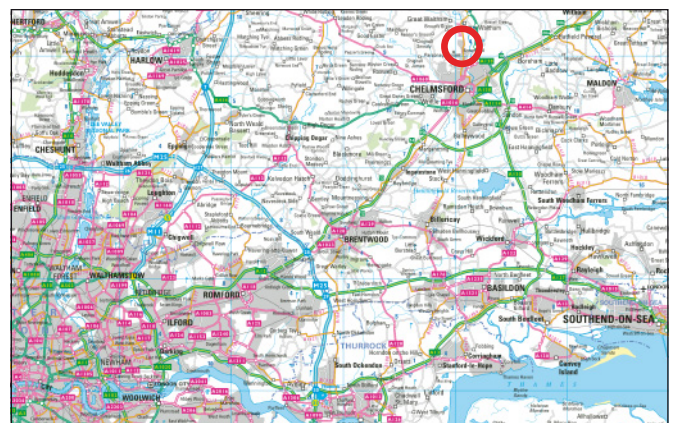
FREEHOLD offered with FULL VACANT POSSESSION

Note 1: The Vendors have estimated that the total Gross Internal Area of the 5 proposed houses will be in the region of 10,000 sq.ft.

Note 2: There are two s106 agreements in place requiring payments totalling £53,392 once the development commences.

Vacant Development Site

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**



VENDOR'S SOLICITORS
Dawson Cornwell & Co - Tel: 020 7242 2556
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts