

FOR SALE

Potential Development Site (STP) /
Light Industrial Use / Parcel of Land
0.95 Acres (0.38 Hectares)

THE ORCHARD

Vicarage Road, Roxwell, Chelmsford, Essex, CM1 4NB



- Parcel of land
- Access to Vicarage Road
- Certificate of Lawful Use (for existing use)
- Fringe of village location within the green belt
- Rural views
- Potential development opportunity (subject to planning)

KEMSLEY
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

The village of Roxwell is located approximately four miles west from Chelmsford city centre, and to the south of the A1060 Roxwell Road. The property fronts Vicarage Road close to its junction with the A1060 and is adjacent to residential dwellings.

DESCRIPTION

The property comprises a regular shaped parcel of land with access from Vicarage Road. There are two basic structures to the south of the site. The bulk of the land is taken in foliage. We are advised that the property is served via mains electricity and water (but not sewerage).

PLANNING

The property benefits from a Certificate of Lawful Use dated 29 September 2015 (copy available upon request). Whilst we are of the opinion that the property may offer potential for alternative use, development or redevelopment, interested parties are advised to make enquiries of Chelmsford City Council Planning Department, 01245 606826.

ACCOMMODATION

0.95 Acres (0.38 Ha)

The site has been measured using digital mapping.

IMPORTANT NOTE

Whilst the site area and boundaries indicated are believed to be accurate this information is provided for guidance only and interested parties should confirm the accuracy of any drawings submitted to the Council or indeed the Councils own drawing attached to the Certificate of Lawful Use.

TENURE

The property is offered for sale upon freehold terms.

PRICE

Offers in Excess of £325,000 exclusive are sought.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

EPC

It is understood that an EPC is not required for this property.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Chelmsford City Council.

LEGAL FEES

Each party to bear their own legal costs incurred.

CUSTOMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents

Tim Collins
Tel: 01245 342042 / 07720 806194
Email: tim.collins@kemsley.com

Scott Luttmann
Kemsley Residential
Tel: 01245 342059
Email: scott.luttmann@kemsley.com

AC2021/11.16(5.18)/TAC

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



Site Plan (not to scale)



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

KEMSLEY
LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com