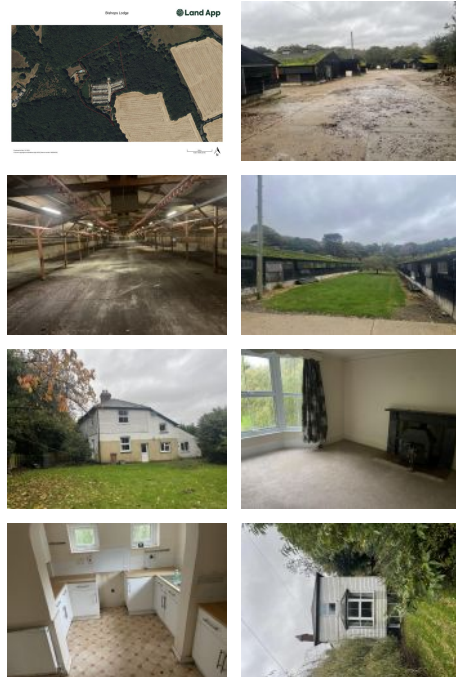


Bishops Lodge



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Land: Chelmsford

**Guide Price
£1,100,000**

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

For Sale by Auction Thursday 7th December 2023.

Chicken Sheds in excess of 50,000 sq ft, a three bedroom house and
woodland in all extending to 9.4 acres.

DETAILS

Bishops Lodge comprises the following -

A poultry unit including 6 sheds totaling just over 50,000 sq ft with ancillary
yard area.

A detached three bedroom house.

Mixed deciduous woodland.

In all Bishops Lodge extends to 9.4 acres (3.8 ha).

The property has potential for various uses subject to obtaining the relevant
planning permission.

DIRECTIONS

The property is located on Broomwood Lane in the parish of Stock. The nearest postcode is CM4 9SD. From the village of Stock and off the B1007 take Mill Road south. After approximately 1.2 km turn right onto Furze Lane. After 0.6 km turn left onto Broomwood Lane. The property will then be on your left after approximately 0.3 km.

TENURE

The property is offered for sale freehold and vacant.

TOWN & COUNTRY PLANNING

The property is located in Chelmsford City Council. For planning enquiries please contact them on 01245 606606

THE HOUSE

The house has recently been occupied, but is in need of modernisation and comprises the following;

Utility 8'11" x 10'4"

Dining 11'6" x 13'9"

Kitchen 13'2" x 10'6"

Cellar 17'6" x 15'6"

Reception 12' x 11'4"

Reception two 16' (17'9" max) x 15'8"

Hall 19'11" x 6'9"

Bathroom 10'1" x 6'6"

Shower room 6'8" x 5'7"

Bed 1 (lower level) 11'2" x 13'7"

Bed 2 5'6" x 11'7"

Bed 3 16'1" x 16'1"

EPC

The EPC for the house is F

THE BUILDINGS

The buildings include six poultry units with associated feed and water systems. The buildings had been used as a poultry farm until September 2023. In all the buildings extend to in excess of 50,000 sq ft. comprising

4 units measuring approximately 198' by 45'

2 units measuring approximately 168' by 45'

Eaves 6'5" Ridge 12'4"

Door 9'4" wide 7'11" height.

Outer office and utility area 8' x 9'7" and 9'6" x 7'3"

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

The property is sold subject to all existing easements, covenants and rights of way. Please see the legal pack for further information.

SERVICES

The property is connected to mains water and three phase electricity.

BOUNDARIES, PLACES AND AREAS

The purchaser is to satisfy themselves with the boundaries.

ACCESS

The majority of the property is registered with Land Registry, and a statutory declaration has been provided for the use of the access. Please see legal pack for further information.

OVERAGE

The property will be sold subject to overage in relation to residential development. The overage will be triggered on the earlier of implementation or sale and will be payable at the rate of £40,000 per domestic unit achieved over and above the existing house. The term of the overage will be 35 years. Please see legal pack for further information.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

JOINT MARKETING

Dedman Gray - 01702 311010



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