



Barn Conversion: Chelmsford

POA

CHELMSFORD OFFICE

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

01245 231123

Beaumont Otes offers an opportunity to create a distinctive private residential development for 8 units, set in approximately 5.4 acres, on the immediate outskirts of North West Chelmsford.

- 4x 4 bedroom semi detached dwellings
- 1x 4 bedroom detached dwellings
- 3x 3 bedroom detached dwellings
- Totalling 1,568sqm / 16,877sqft

The site has the benefit of planning permission granted 3rd February 2020 (20/00121/FUL)

DETAILS

DESCRIPTION

A range of traditional and modern former farm buildings with planning permission for conversion to 8 residential units.

LOCATION

The site occupies an elevated position on the north west outskirts of Chelmsford.

Chelmsford station is 3.6 miles by road. Chelmsford offers direct rail access to London Liverpool Street within approximately 35 minutes and offers a wide range of facilities including a shopping complex with John Lewis and other leading outlets, restaurants and cinema complex. The property is located approximately 24 miles from Stansted Airport.

PROPOSED CONVERSION

The proposed conversions are as follows:

Unit 1: A more modern agricultural barn to be converted to provide 2 storey 4 bedroom semi detached accommodation of approximately 210sqm GIA.

Unit 2: A more modern agricultural barn to be converted to provide 2 storey 4 bedroom semi detached accommodation of approximately 210sqm GIA.

Unit 3: A substantial traditional barn with high eaves and exposed oak beams to be converted to provide generous semi detached 4 bedroom accommodation over 2 stories of approximately 257sqm GIA.

Unit 4: A substantial traditional barn with high eaves and exposed oak beams to be converted to provide generous semi detached 4 bedroom accommodation over 2 stories of approximately 306sqm GIA.

Unit 5: A detached traditional timber framed barn to be converted to provide 4 bedroom accommodation over 2 stories, extending to approximately 173sqm GIA.

Unit 6: A range of detached buildings to be converted to provide 3 bedroom accommodation over one floor of approximately 184sqm GIA.

Unit 7: A detached building to be converted to provide 3 bedroom accommodation over 1 floor of approximately 109 sqm GIA.

Unit 8: A partially brick built and timber framed building to be converted to provide 3 bedroom accommodation on one floor extending to approximately 119 sqm GIA.

SUMMARY

Unit 1: 4 bedroom 210sqm

Unit 2: 4 bedroom 210sqm

Unit 3: 4 bedroom 257sqm

Unit 4: 4 Bedroom 306sqm

Unit 5: 4 bedroom 173sqm

Unit 6: 3 bedroom 184sqm

Unit 7: 3 bedroom 109sqm

Unit 8; 3 bedroom 119sqm

Total domestic area: 1,568sqm / 16,877sqft

A further existing modern agricultural grain store has consent to be remodelled so as to provide ancillary space and garaging for Units 1, 2, 3 and 4.

TOWN PLANNING

The local planning authority is Chelmsford City Council. Planning permission was granted for the conversion of the buildings under the application reference **20/00121/FUL**

A pack of planning documents is available from the selling agent, however, prospective purchasers must make themselves aware of the planning conditions and opportunities.

SERVICES

Prospective purchasers must make their own enquiries in regard the availability and suitability of services. The Purchaser will be responsible for any works that are required to separate the existing services from the adjoining farmhouse and their maintenance as a condition of the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to any easements, quasi-easements, wayleaves or rights of way whether mentioned in these particulars or not. Please see 'Conditions of Sale' below for further details of reservations and requirements.

OVERAGE

The property will be sold with an overage reserving to the vendor 25% of any increase in value arising from the development of the site for residential development in excess of that granted within the current planning permission.

METHOD OF SALE

The property is being offered for sale by private treaty.

TENURE

The property is being offered for sale Freehold.

FIXTURES AND FITTINGS

Unless otherwise described all fixtures and fittings are excluded from the sale.

POSTCODE

The postcode of the property is CM1 4ST.

LEGAL

NOTICE

Whirledge & 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. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

HEALTH AND SAFETY AND VIEWING

Given the potential hazards of these buildings all viewings must be accompanied. Viewings strictly by appointment with Whirledge & Nott. Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

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