

Galleywood Hall, Beehive Lane, Chelmsford, CM2 9SJ



HOUSE, LAND AND BUILDINGS WITH SIGNIFICANT DEVELOPMENT POTENTIAL

- High Value Residential Area
- Close to Great Baddow Primary and High Schools
- 2.5 Miles to Chelmsford Railway Station
(London Liverpool Street approx. 35 minutes)
- Attractive setting within Metropolitan Green Belt
- Informal Planning Brief available

Freehold For Sale
**Green Belt
Development
Opportunity**

Approx 2.5 acres
(1 hectare)



Winning deal winner and deal maker for the 3rd year
running
Estates Gazette (February 2016)

Details

Location

The property is located on the south side of Beehive Lane, approximately 2 miles south of Chelmsford town centre and midway between the junction with Baddow Road to the north and Stock Road to the south. Galleywood and Great Baddow are well regarded residential suburban areas with good access to the A414 and A12.

There is a variety of neighbourhood shopping facilities together with Great Baddow Primary and High Schools within walking distance of the property.

Description

The property comprises a detached two storey former residential dwelling together with a range of outbuildings and a large area of land formerly used as a depot and educational facility extending to some 2.5 acres.

The Hall has been converted into two residential flats but is now vacant. The remaining outbuildings comprise a series of single storey office/store buildings, a small industrial workshop and derelict greenhouse arranged in a courtyard surrounding a surfaced yard.

The property has a frontage to Beehive Lane of circa 67 metres.

Accommodation

We have measured the accommodation and calculate the gross external floor areas to be:

Galleywood Hall

Ground & First	202. 5 sq. m.	2180 sq. ft.
<i>Office/Stores Building</i>	231.4 sq. m.	2,490 sq. ft.
Workshop	76.5 sq. m.	823 sq. ft.
Glasshouse	114.66 sq. m.	1,234 sq. ft.

Total GIA **625.06 sq. m.** **6,727 sq. ft.**

Planning

The site is located outside any settlement boundary and within the Metropolitan Green Belt as defined by the Core Strategy and Development Control Policies Proposals Map. The principle of limited residential or commercial development is acceptable subject to compliance with key planning principles.

Potential purchasers are advised to contact Chelmsford Planning Department to obtain further information Tel 01245 606826.

Services

All mains services are believed to be available with the exception of foul drainage which is currently pumped via a private connection with an outfall to a mains sewer.

Tenure

Freehold with vacant possession subject to an Overage clause. There is a right of way reserved along the northern boundary of the site.

Method of Sale

The property is offered for sale by Informal Tender. Offers are invited in excess of £1,000,000 subject to contract. A closing date for receipt of tenders will be notified to registered applicants.

VAT

The Vendors have not waived their exemption to VAT and will not do so prior to exchange of contracts.

Further Info

An Information Pack including a copy of an Informal Planning Brief and Topographical Survey are available to download from our website

<http://www.fennwright.co.uk/development>

Local Authority

Chelmsford City Council
Civic Centre, Duke Street, Chelmsford, CM1 1JE

Telephone: 01245 606606

Particulars

Prepared in July 2017.

Viewing

Strictly by prior appointment with the sole agent:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261 226
fennwright.co.uk

Contact:

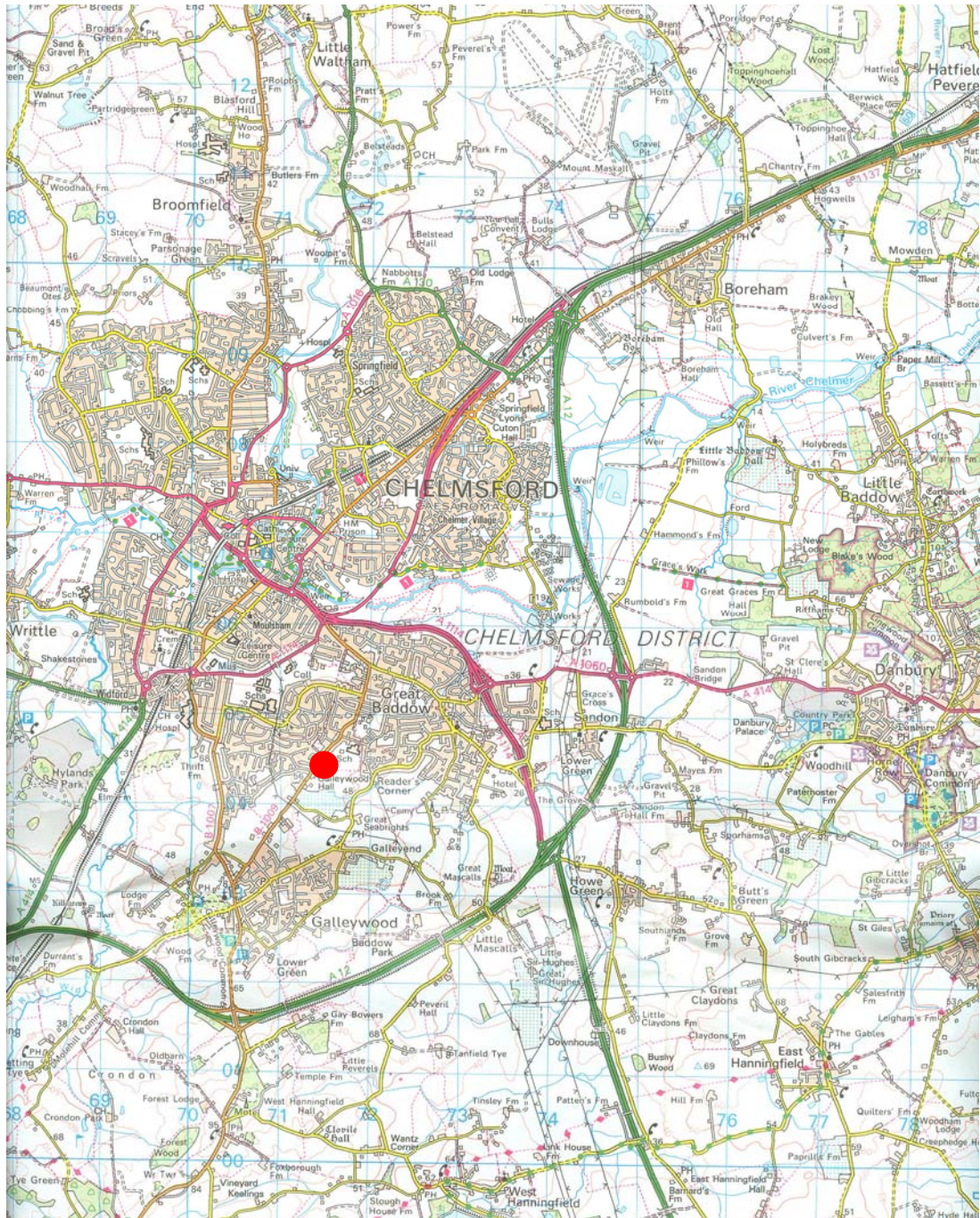
Roger Hayward
rphh@fennwright.co.uk

OR

Charlie Coates
cgc@fennwright.co.uk



Particulars for Galleywood Hall, Beehive Lane, Chelmsford, CM2 9SJ



For further information

01245 261 226
fennwright.co.uk

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and Suffolk
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