

for sale

Guide price **£3,500,000 to £4,000,000** Freehold



Springfield Road Chelmsford CM2 6JE

(31 UNITS) Permitted Development opportunity for the change of use floors 1 - 3 from office use (class B1(a)) to eighteen residential units (class C3) alongside the Construction of 13 New Build apartments above with access from 31 Springfield Road.

- Energy Rating: Awaited
- 31 UNITS - Part Permitted Development, Part New Build
- Town Centre Location
- Guide Price **£3,500,000 to £4,000,000**
- Viewings available upon request

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

(31 UNITS) A guide price of £3.5M - £4M has been provided for this Permitted Development and New Build Development Opportunity in this central location in the city of Chelmsford. The permission is for the change of use to floors 1 - 3 from office use (class B1(a)) to eighteen residential units (class C3) alongside the Construction of 13 New Build apartments above with access from 31 Springfield Road offering addition units to the side and creating a 4th and 5th floor.

Offers are invited via Private Treaty method of sale with rights reserved to conclude marketing through an informal tender process. The date of closure for offers is the 09/07/2025 - offers invited by 12 noon on this date. All offers are to be in writing and should be accompanied by confirmation of finance and your legal representative.

The vendors are not obliged to accept the highest or indeed any offer received.

Access to an Information Pack containing all relevant sales information, technical reports and planning information is available on

request. For access, contact the Sole Selling Agent. Rob Matthewson

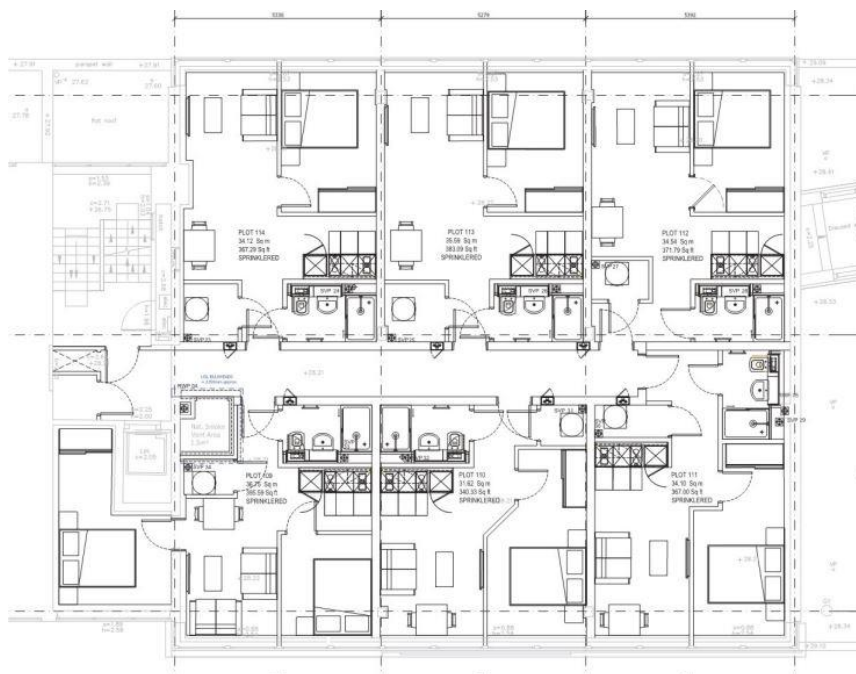
m: 07796 301223 e: rob.matthewson@connells.co.uk

Viewings available upon request with the Selling Agents.

Please Note: - Ground floor commercial units are excluded from this sale and remain in the ownership of the current owners.

**** Images should be used for guide purposes only, some of which are computer-generated images ****





Proposed Fourth and Fifth Floor Plans



To view this property please contact Connells on

T 01582 481177
E lutonland@connells.co.uk

83-83A George Street
LUTON LU1 2AT

Property Ref: L01100120 - 0011

Tenure: Freehold EPC Rating: Exempt

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyer's interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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