

# CHELMSFORD



# FOR SALE

The Gables,  
Priory Lane,  
Bicknacre,  
Chelmsford,  
Essex, CM3 4EZ

**Detached Property**  
**11,550 SQ. FT. ( 1073 SQ. M.)**

-  Planning permission for a replacement dwelling
-  Sought after location
-  Planning permission granted APP/W1525/W/20/3262868
-  Offers in Excess of £550,000
-  Ideal development site



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

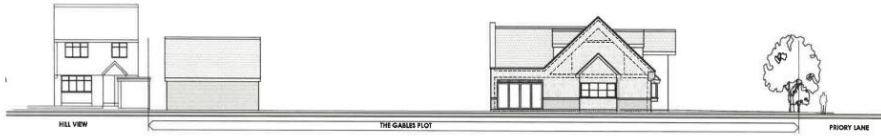
**CHELMSFORD OFFICE**  
**01245 202555**



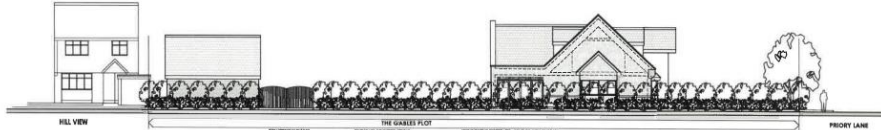
STREETSCAPE ELEVATION (WEST) - PRIORY LANE - AS PROPOSED



STREETSCAPE ELEVATION (WEST) - PRIORY LANE - AS PROPOSED: WITH BOUNDARY FROM STREET



STREETSCAPE ELEVATION (NORTH) - HILLVIEW - AS PROPOSED



STREETSCAPE ELEVATION (NORTH) - HILLVIEW - AS PROPOSED: WITH BOUNDARY FROM STREET

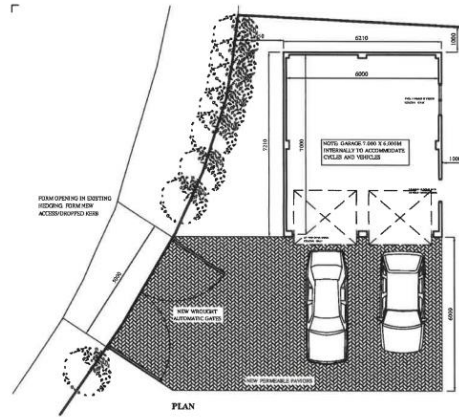


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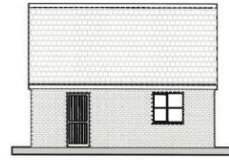
Revision  
The Studio  
134 Ardabul Lane  
Carnwodon  
Essex  
SS4 3PE  
tel: 01702 288 400  
www.tbparhitects.co.uk  
essex@tbparhitects.co.uk

client:  
G. W Finch Builders Ltd  
Newholme Farm  
Carnwodon  
Essex  
SS4 3PX

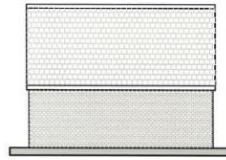
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drawing number:  
3560/104



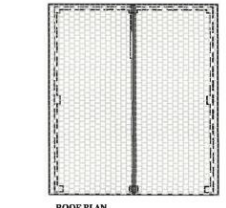
PLAN



SIDE (SOUTH) ELEVATION



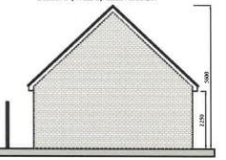
SIDE (NORTH) ELEVATION



ROOF PLAN



FRONT (WEST) ELEVATION



REAR (EAST) ELEVATION

PROPOSED EXTERNAL FABRIC AND FINISHES:  
 WALLS: BRICK FACINGS: STRIBBY RED MULTI FACINGS OR SIMILAR  
 FACIA AND BATES: PVCU CASINGS - COLOUR WHITE  
 RW GOODS: PVCU, SQUARE LINE - COLOUR WHITE  
 ROOF: MANLEY ETERNIT FIBRE CEMENT SLATES - COLOUR ZINC GREY

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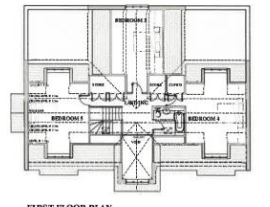
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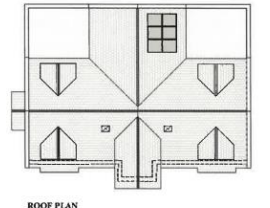
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drawing number:  
3560/103



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

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 ROOF: MANLEY ETERNIT FIBRE CEMENT SLATES - COLOUR ZINC GREY



FRONT (WEST) ELEVATION



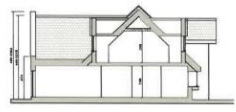
SIDE (NORTH) ELEVATION



REAR (EAST) ELEVATION



SIDE (SOUTH) ELEVATION



SECTION

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scale: 1:100 @ A1  
drawing number:  
3560/102

# DESCRIPTION AND LOCATION

The Gables' stands in a prominent location at the junction of Priory Lane and Hill View, with access from both.

It is a rendered and painted chalet bungalow, It has a large footprint, as well as a detached garage, but it is sited on a substantial plot and has the benefit of private garden areas behind fences and well grown hedges.

It is currently vacant, the property needs refurbishment, and we feel it could be refurbished, alternatively Planning permission has been granted to demolish the existing property and build a replacement development APP/W1525/W/20/3262868.



## ACCOMMODATION

Total Approximately 11,550 sq. ft  
( 1073 sq. m.)

## LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

## BUSINESS RATES

Interested parties are advised to confirm the rating liability with Chelmsford Council on 01245 606606

## TENURE

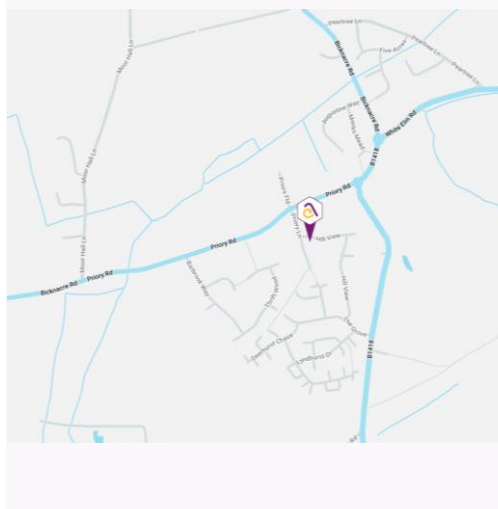
Freehold

## PRICE

Offers in excess of £550,000

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



### Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

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**Ayers & Cruiks**  
COMMERCIAL

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