



A detached building with residential consent

212 Watchouse Road, Galleywood, Chelmsford

Guide Price £750,000 Freehold



Planning permission for a pair of residential properties • Three miles from the city centre • Exciting development opportunity • Parking and gardens • No onward chain

Local Information: A12 (junction 17/A130): 0.5 miles; Chelmsford city: 3.1 miles (rail service to Liverpool Street from 32 minutes); M25 (junction 28): 15 miles (all distances are approximate).

The property is set back from Watchhouse Road, Galleywood which comprises a mixture of housing and is a popular area for families, conveniently located 3 miles from Chelmsford city centre. Galleywood offers a popular Common providing an area of approximately 175 acres of woodland and open common which borders the River Wid, and was once famous for its racecourse (which was one of the oldest in England) and which has subsequently been declared a local nature reserve. The village provides easy access to the A12 and offers a range of local shops, a library, pubs and primary schools as well as regular bus services into Chelmsford city centre. The city of Chelmsford lies only 3.1 miles away to the north and provides an excellent choice of facilities including a lively shopping centre, two grammar schools and a station on the main line into London Liverpool Street. The property provides excellent links by road to the A130 and A12 serving London to the south and Ipswich and the coast to the north.

About this property: An exciting opportunity to acquire a pair of semi-detached properties with approved planning permission

located in a popular residential area on the outskirts of Chelmsford.

The detached building comprises a shop with store rooms along with self-contained three bedroom accommodation totalling approximately 2,415 sq ft. Planning permission was granted in June 2022 for change of use from shop (class ea) to a pair of semi-detached residential houses under (class c3). The semi-detached properties will comprise three bedroom and two bedroom houses. The properties will extend to approximately 1,162 sq ft and 1,184 sq ft.

Outside: The building occupies a triangular-shaped plot, set back from the road providing a large area of parking to the front and garden to the rear. All in around 0.20 of an acre.

Services: Mains services connected.

Local authority

Chelmsford City Council. Council tax band = D with improvement indicator.

EPC

Residential = D
Commercial = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office. Telephone: +44 (0) 1245 293 233.

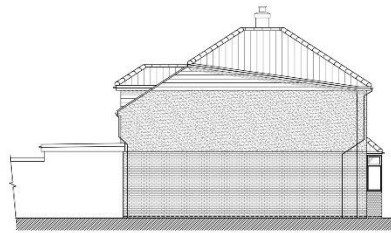




EXISTING FRONT (NW) ELEVATION



EXISTING REAR (SE) ELEVATION



EXISTING SIDE (NE) ELEVATION



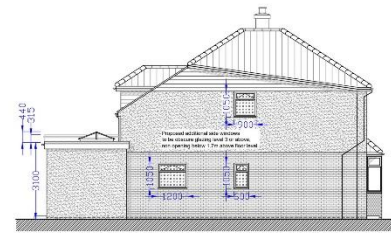
EXISTING SIDE (SW) ELEVATION



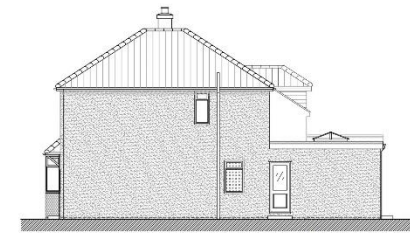
PROPOSED FRONT (NW) ELEVATION



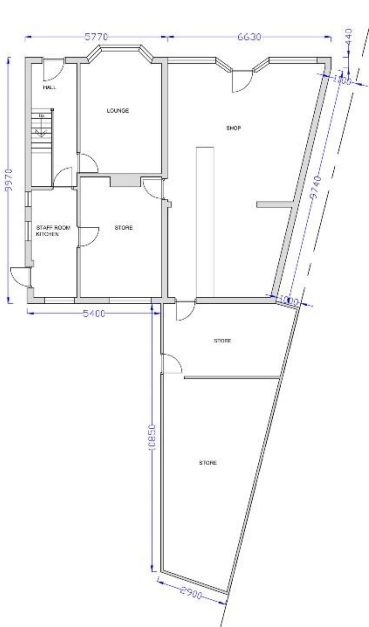
PROPOSED REAR (SE) ELEVATION



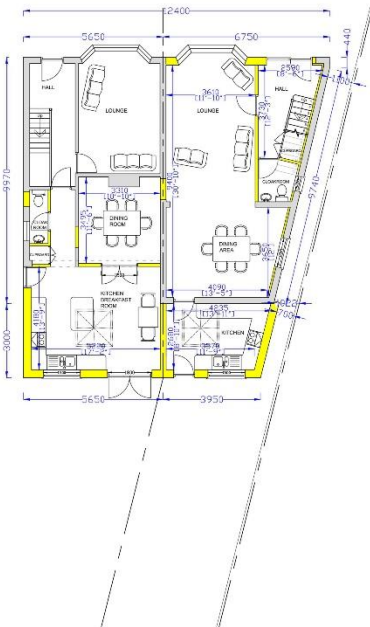
PROPOSED SIDE (NE) ELEVATION



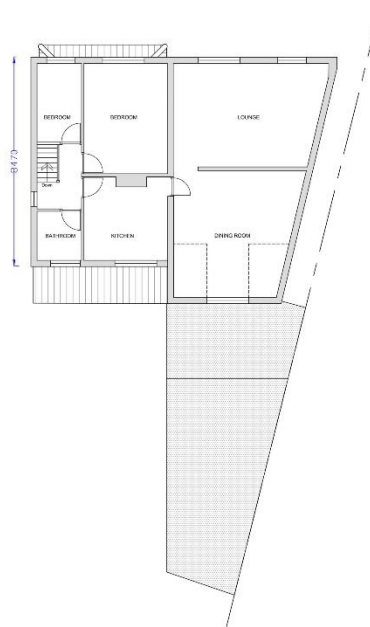
PROPOSED SIDE (SW) ELEVATION



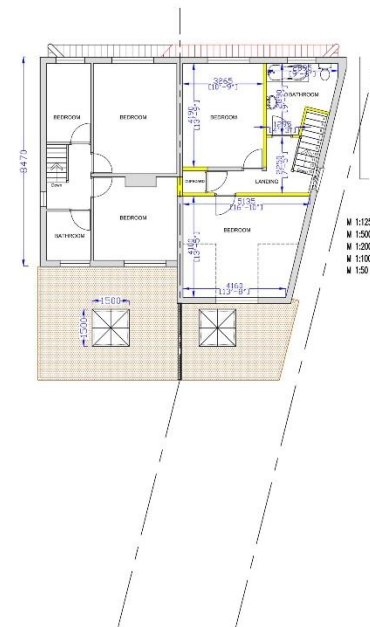
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

	0	10	20	30	40	50
M 1:1250	0	5	10	15	20	25
M 1:500	0	2	4	6	8	10
M 1:200	0	1	2	3	4	5
M 1:100	0	0.5	1.0	1.5	2.0	2.5
M 1:50	0	0.3	0.5	0.7	1.0	1.5

CHECK ALL DIMENSIONS ON SITE WHEN SCALING FROM PLANS
 PLOT TO A1 FROM AUTOCAD
 READ PLANS IN CONJUNCTION WITH SEPARATE SPECIFICATION
 SCHEDULE ENGINEERS SPECIFICATIONS WHERE PROVIDED

JOB TITLE:
 CHANGE OF USE SHOP TO RESIDENTIAL
 DOOR, BAY WINDOW & CANOPY, ALTERATION FRONT FENESTRATION
 REPLACE STORAGE ROOM WITH SINGLE STOREY REAR EXTENSION
 3 ADDITIONAL SIDE WINDOWS TO NORTH EAST ELEVATION.

ADDRESS:
 212 WATCHHOUSE ROAD
 GALLEYWOOD
 CHELMSFORD
 CM2 8NF

DRAWING TITLE & NO:
 FLOOR PLANS & ELEVATIONS PLANNING

CLIENT:
 D WILLIAMS

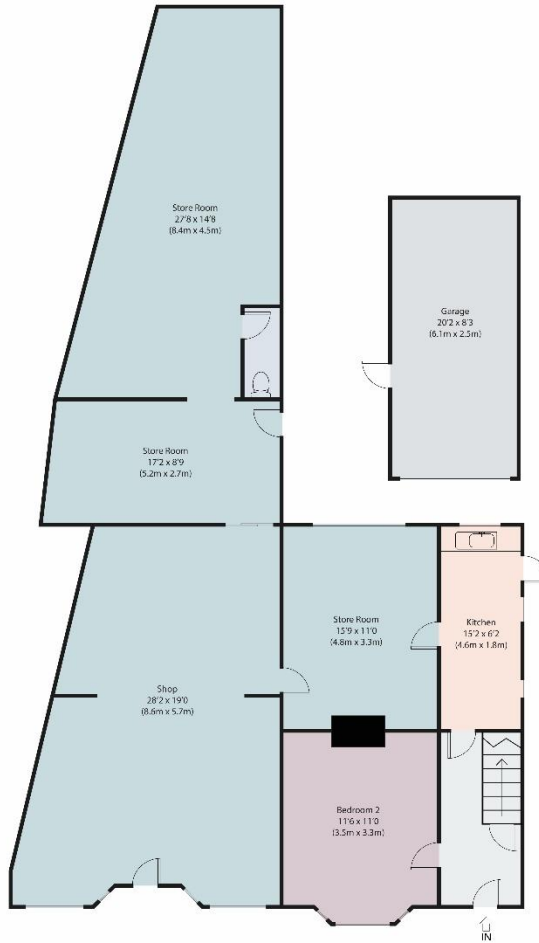
SCALE: 1:100

DATE: 09-06-19

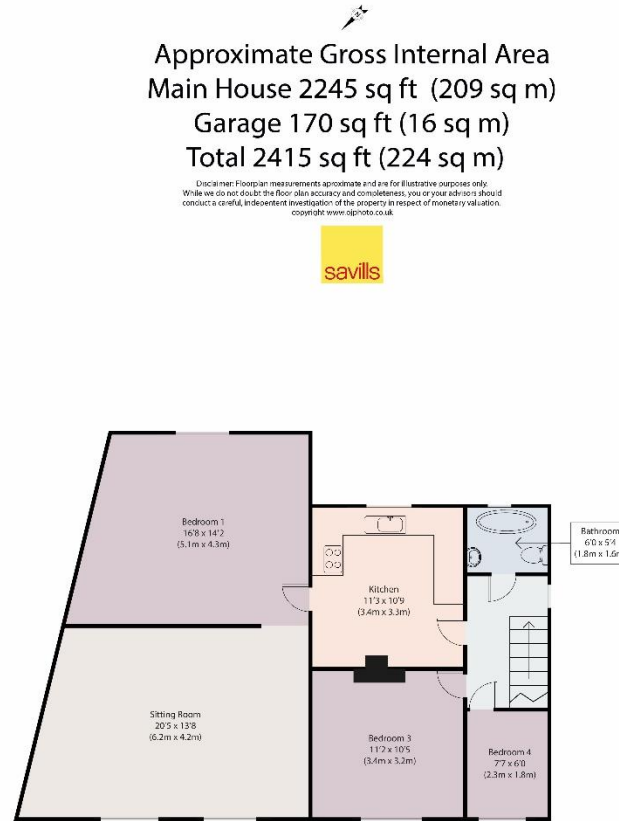
REVISIONS:
 DATE DRAWING

NO.	DATE	DESCRIPTION

K BOND BUILDING DESIGN
 17 HERIBALL AVENUE, CHELMSFORD CM1 1DD
 TEL: 07775 53662
 www.kbondbuildingdesign.co.uk
 Email: kbond@kbbd.com



Ground Floor



First Floor

Approximate Gross Internal Area
Main House 2245 sq ft (209 sq m)
Garage 170 sq ft (16 sq m)
Total 2415 sq ft (224 sq m)

Disclaimer: Floorplan measurements approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a co-IFA, independent investigation of the property in respect of monetary valuation. copyright www.apphoto.co.uk



Residential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	66	73
EU Directive 2002/91/EC		

Commercial

Under 0 A+	
0-25 A	
26-50 B	
51-75 C	
76-100 D	
101-125 E	
126-150 F	
Over 150 G	
Net zero CO2	
	64 c

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