



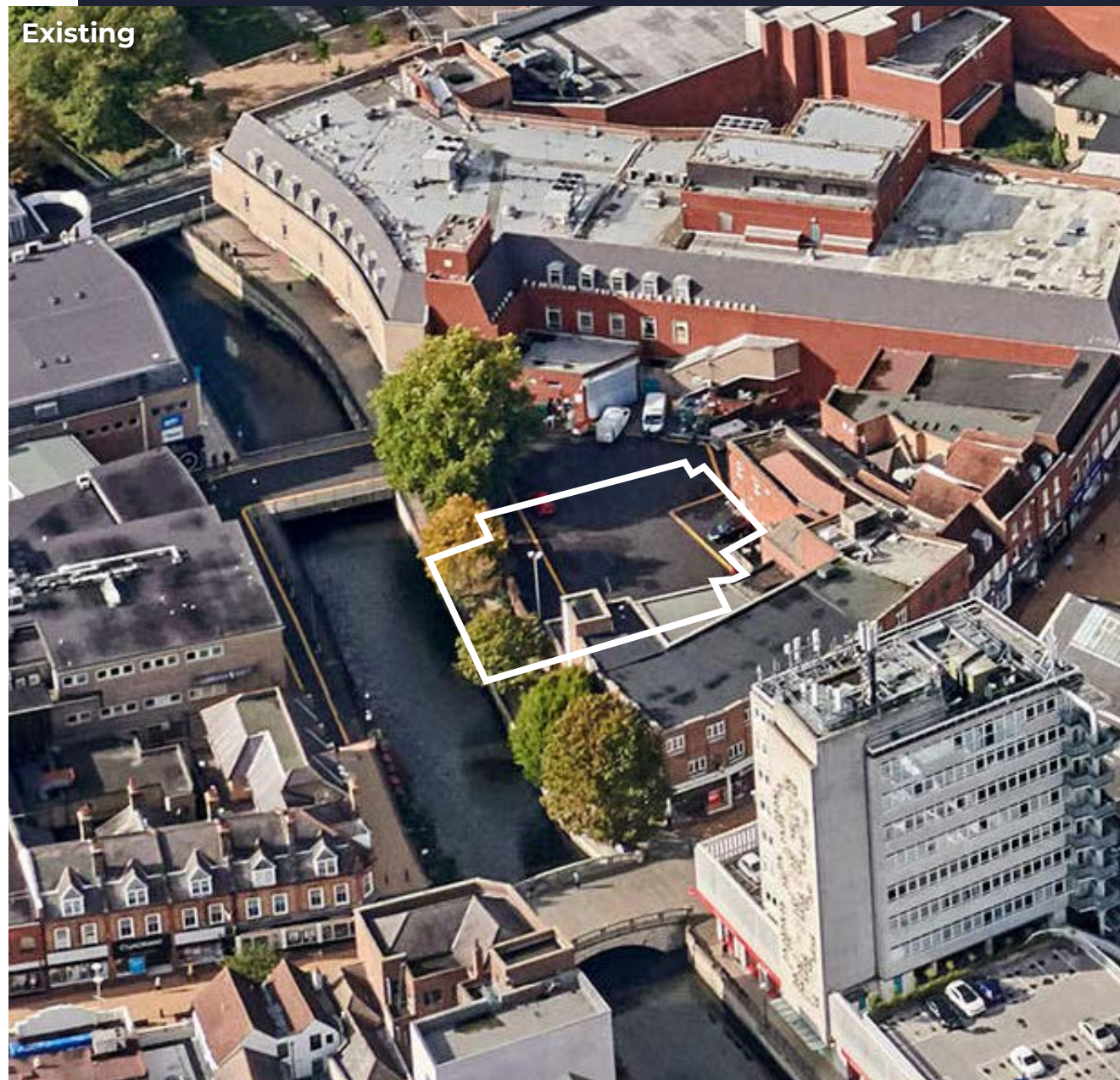
Land Rear of 51-54A High Street, Chelmsford, CM1 1DH
Residential Development Opportunity **Offered for Sale**

GLPG

Summary

Existing car park with planning consent to create a brand-new development comprising 10 apartments in Chelmsford Town Centre

- ▶ **The site comprises a car park/service yard** located at the rear of Stonebridge House (51-54A High Street) and a portion of Stonebridge Walks
- ▶ **Planning permission has been granted for part development of a car park/service yard to provide 10 dwellings** with associated cycle parking and refuse storage
- ▶ **The development consist of 9 x 1-bedroom & 1 x 2-bedroom apartments** with private balconies, a communal terrace on the fourth floor, and **20 cycle parking spaces**
- ▶ The total proposed NSA is approx. **533 sqm (5,734 sqft)**
- ▶ The site is conveniently located just a **9-minute walk from Chelmsford Train Station**





Proposed Development

Description

The site is situated at the rear of 51-54A High Street, Chelmsford, surrounded by shops, restaurants and supermarkets.

Vehicular access is available via the bridge from Barrack Square, while pedestrian access is provided through Stonebridge Walk from both New Bridge and Stonebridge.

The site has obtained planning consent for a five-storey building comprising 10 apartments. This includes 9 x 1-bed apartments on the first to third floors and 1 x 2-bed apartment on the fourth floor.

The proposed construction will be attached to 51-54A High Street, necessitating some modifications to the existing building to provide support for the new development.

The property is offered for sale freehold on an unconditional basis with vacant possession upon Legal Completion at a Guide Price of Offers Over £1,000,000, subject to contract

Location

Chelmsford is a vibrant and historic city in the county of Essex, approx. 32 miles northeast of London. With its rich heritage, picturesque landscape, and bustling city centre, Chelmsford offers a diverse range of attractions and amenities.

The city is home to the renowned Anglia Ruskin University.

Situated just 1.6 miles from the site, Hylands Park is a captivating destination with its stunning gardens, woodlands, and a magnificent neoclassical mansion.

Chelmsford boasts a bustling city centre with a variety of shops, boutiques, restaurants and cafés. The Bond Street Shopping Centre and High Chelmer Shopping Centre provide a wide range of retail options.

The site is only a 9-minute walk from Chelmsford Train Station, with a 36-minute journey into Liverpool Street.

Key Distances

- **High Chelmer Shopping Centre:** 0.2 miles
- **Central Park:** 0.2 Miles
- **Tesco Supermarket:** 0.3 Miles
- **Chelmsford Station:** 0.5 Miles
- **Chelmsford College:** 0.7 Miles
- **Chelmsford Museum:** 0.9 Miles
- **Hylands Park:** 1.6 Miles





Chelmsford Station

Anglia Ruskin University

Chelmer Valley Riverside

Chelmsford Cathedral

The Cathedral Primary School

Riverside Leisure Centre

High Street

51 - 54A High Street

Tesco Supermarket

Meadows Shopping Centre

Planning

The site has obtained planning permission (Ref: 19/01381/FUL - Chelmsford City Council) for:

“Part development of car park/service yard to provide 10 dwellings with associated cycle parking and refuse storage”

In September 2022, a non-material amendment to the original planning permission was granted (Ref: 19/01381/NMAT/1 - Chelmsford City Council) for:

“Construction of a new external riser associated with the use of the ground floor commercial unit”

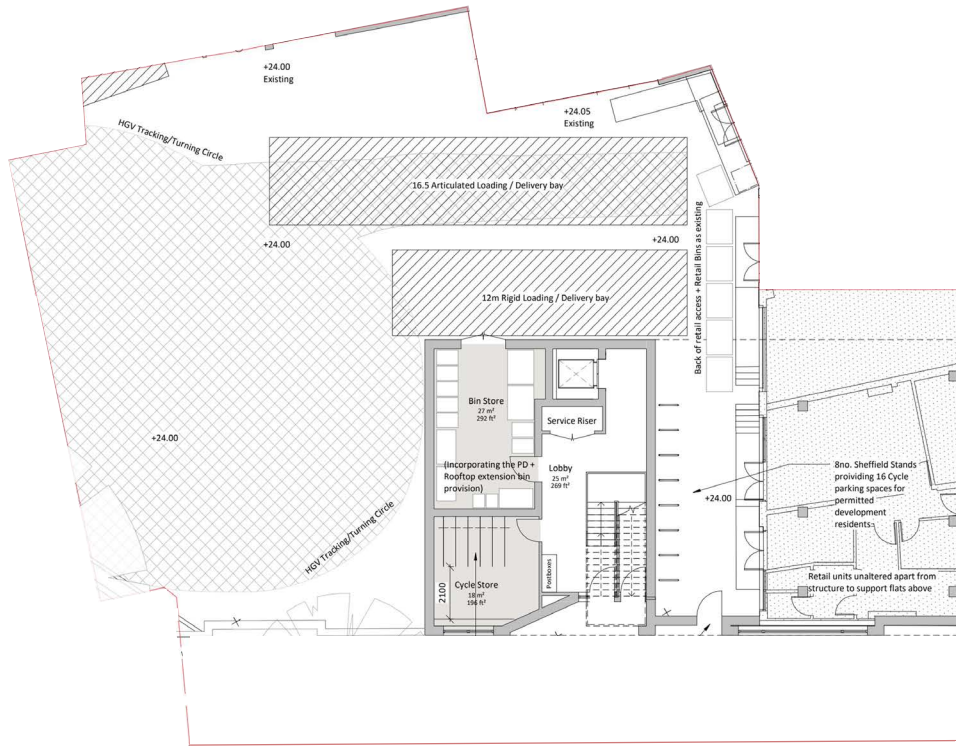
Section 106 Contributions:

- ▶ RAMS Contribution- £1,225.80
- ▶ Waterway Contribution: £30,000.00

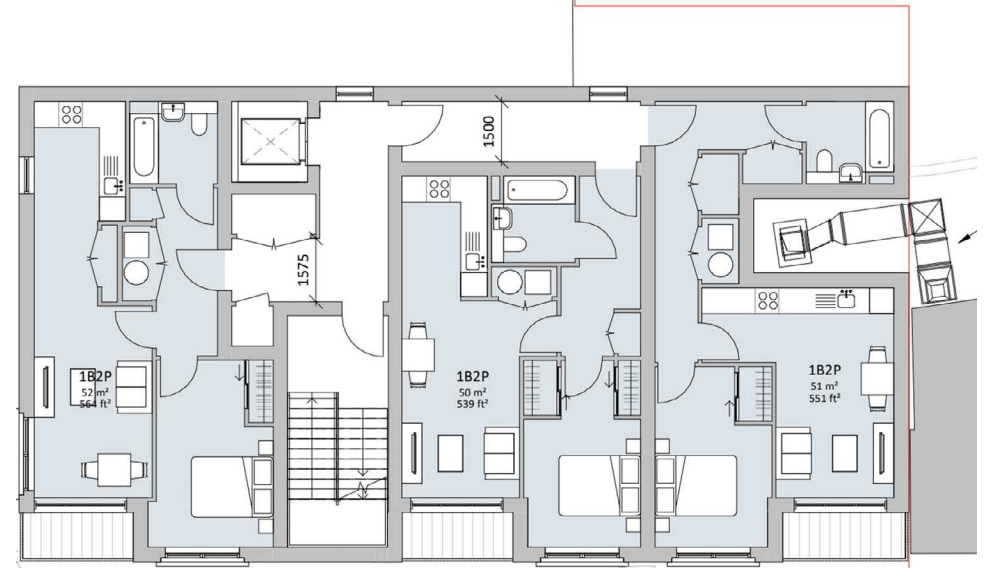
Residential Accommodation Schedule

Apartment	Beds	Floor	Sq. M.	Sq. Ft.
1	1	First	52	564
2	1	First	50	539
3	1	First	50	540
4	1	Second	52	564
5	1	Second	50	539
6	1	Second	50	540
7	1	Third	52	564
8	1	Third	50	539
9	1	Third	50	540
10	2	Fourth	75	805
TOTAL			533	5,734

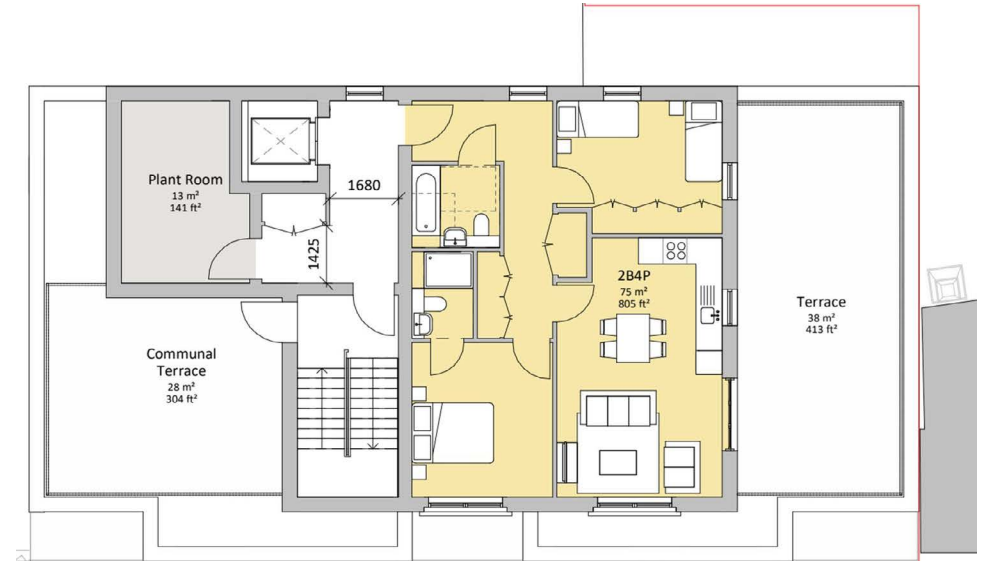
Proposed Floor Plans



Ground Floor



First-Third Floor



Fourth Floor

Method of Sale

The property is for sale freehold by way of informal tender (unless sold prior) at Offers Over £1,000,000, subject to contract.

VAT

The property is not elected for VAT.

Further Information

Further information and associated documents can be found by visiting:

www.glpj.co.uk/properties/HSchelmsford

Data Room Access Code: HIGHSTREET (case sensitive)

Debt Advisory

GLPG's Debt Advisory Team, **GL Capital**, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the GL Capital team on 0203 089 0695 or email finance@glpg.co.uk.

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