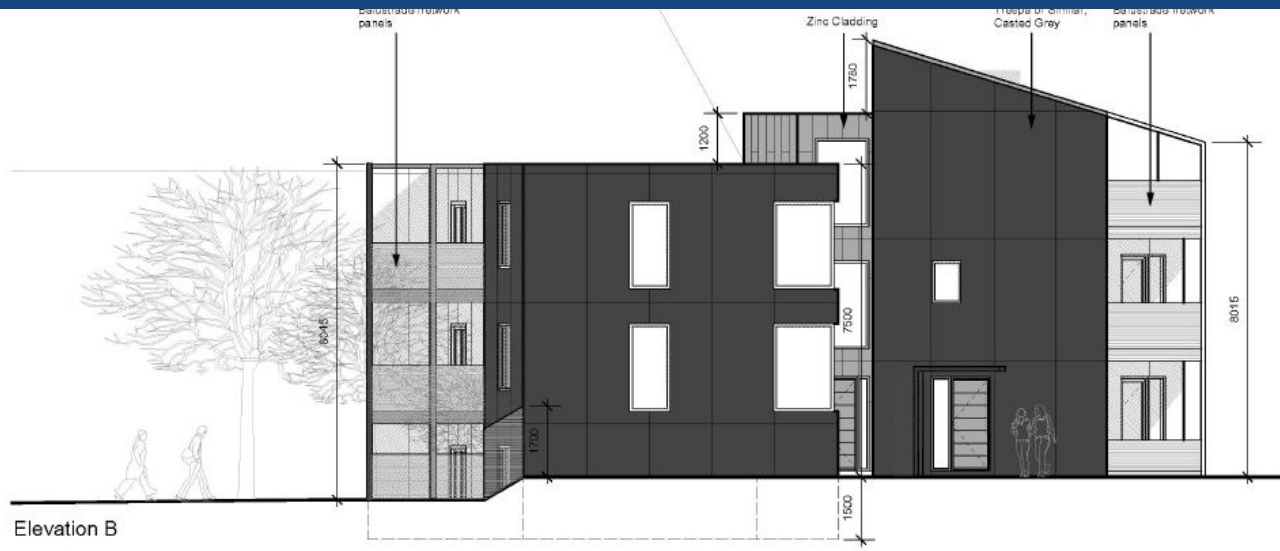


# FOR SALE

GUIDE PRICE £395,000

# elwell taylor



Elevation B

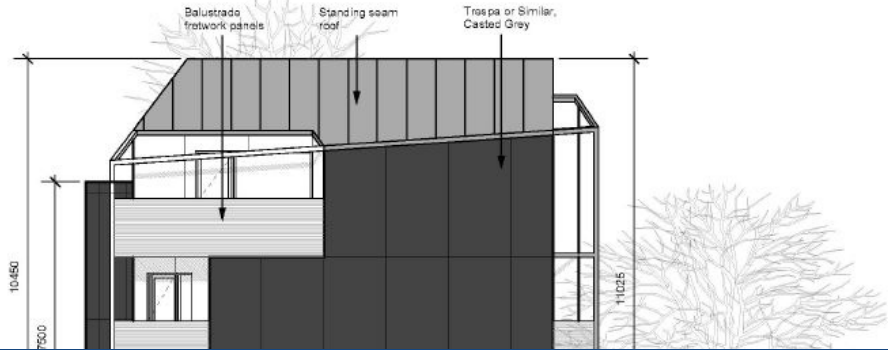


Illustration of example external cladding



Example of Trespa or Similar - Casted Grey

22A, DUKE STREET  
CHELMSFORD  
CM1 1HS

FOR SALE

- DEVELOPMENT SITE
- FULL PLANNING PERMISSION
- NO CIL PAYABLE
- CITY CENTRE LOCATION
- CLOSE TO CHELMSFORD RAILWAY STATION

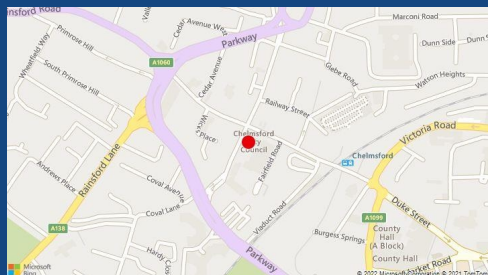
## LOCATION

The property is situated behind Duke Street, adjacent to Cathedral Walk, a popular location for estate agents and professional services within Chelmsford City Centre. The property is close to Chelmsford High Street, with its range of retail and leisure facilities, and within a two minute walk of Chelmsford mainline railway station, offering direct trains to London Liverpool Street within 35 minutes.

## DESCRIPTION

The property comprises a development opportunity just off Dukes St. The current planning permission is for four one-bed, and one two-bed flat to be completed to a high specification. The CIL has been paid, and the demolition which formed part of the development has been completed, so there is no expiration date to the planning permission.

Whilst the current permission is for 5 flats, our view that that an alteration to the planning for either 3 town houses, or one large HMO would increase the potential GDV. All potential purchasers are recommended to undertake their own research.



## ACCOMMODATION

Site GEA: 1,750 sq ft approx (160 sqm)

## TERMS

This development site is available on a freehold basis with a guide price of £449,000.

## PRICE

Guide Price £395,000

## BUSINESS RATES

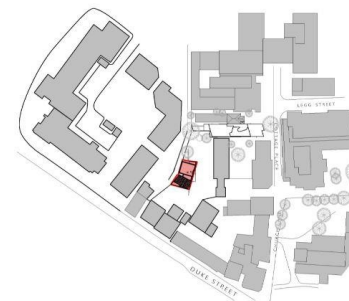
The property is not currently assessed for business rates.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VIEWINGS

Strictly by appointment with sole agents Elwell Taylor.



ELWELL TAYLOR FOR THEMSELVES AND FOR THE VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT : (1) THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDING PURCHASERS OR LESSEES, AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT; (2) ALL DESCRIPTIONS, DIMENSIONS, REFERENCES TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTIONS OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM; (3) NO PERSON IN THE EMPLOYMENT OF ELWELL TAYLOR HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





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