



## Spring Elms Lane, Little Baddow

**\*\*All interested parties must view before 4 PM on Saturday 1st of March 2025 and confirm their offers in writing by Wednesday the 5th of March 2025, 5 PM\*\***

A Unique Opportunity – Full Renovation or Rebuild in a Stunning Countryside Setting.

Set in the heart of the Essex countryside, Cloggers Cottage presents a rare opportunity for those with vision. Nestled on just over half an acre of land, this property offers stunning rural views, ample outdoor space, and endless potential—whether you dream of restoring its original character or starting fresh with a new build (subject to planning permission).

Guide price £550,000



# Spring Elms Lane

Chelmsford, CM3



- Full renovation/rebuild project
- Circa half an acre plot
- Cash purchase only - Bridge Finance may be possible, please contact us to discuss
- Possibility there wont be Stamp Duty Due (this is not tax advise and would advise all parties to make their own enquiries)
- Charming semi rural position
- Prime location
- The agents do not consider the property habitable in its current condition
- Potential for Redevelopment (STPP)
- Short drive to mainline railway station
- Unlisted

## The Property

Upon entering, you'll discover a cottage rich in history and potential, though it requires a complete and intensive renovation. The exposed beams and original fireplace offer a glimpse of its former charm. The property features four generously sized bedrooms, providing ample space for a thoughtful redesign. Whether you're eager to breathe new life into this period home or seeking a prime countryside plot for a brand-new build (STPP), this presents a rare and exciting opportunity.

## The Outside

The true highlight of this Cottage is its expansive outdoor space, perfect for those who appreciate nature and a rural lifestyle. The property offers approximately half an acre of land, offering a mix of mature trees, lawn and breathtaking countryside views, creating a peaceful and private haven away from the hustle and bustle.

There is ample off-street parking, ideal for multiple vehicles. The plot offers plenty of potential, whether you're looking to construct a new house (STPP), or lovingly restore the existing cottage.

## The Area

Located in the heart of the Essex countryside, Spring Elms Lane offers a perfect balance of rural tranquillity and convenience. Surrounded by rolling fields and scenic walking trails, the area is ideal for those who appreciate nature and a peaceful village atmosphere. Despite its secluded feel, the property is well-connected, with nearby villages providing local shops, traditional pubs, and essential amenities. Chelmsford, with its excellent schools, shopping, dining, and fast rail links to London, is just a short drive away, making this an appealing location for commuters and families alike. Whether you're looking for countryside charm or easy access to modern conveniences, this location offers the best of both worlds.

## Further Information

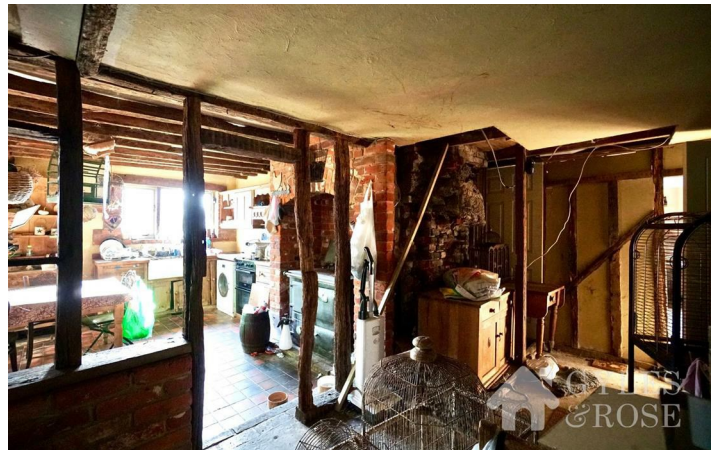
Tenure - Freehold

Council Tax - Chelmsford Band F

Acreage - Circa 0.5 Acres

Please note:- Due to the nature of this sale there is limited information such as construction type, guarantees and services connected. We therefore advise any interested parties to make their enquiries before making an offer. The property will be sold as seen and will remain on the market until contracts are exchanged.



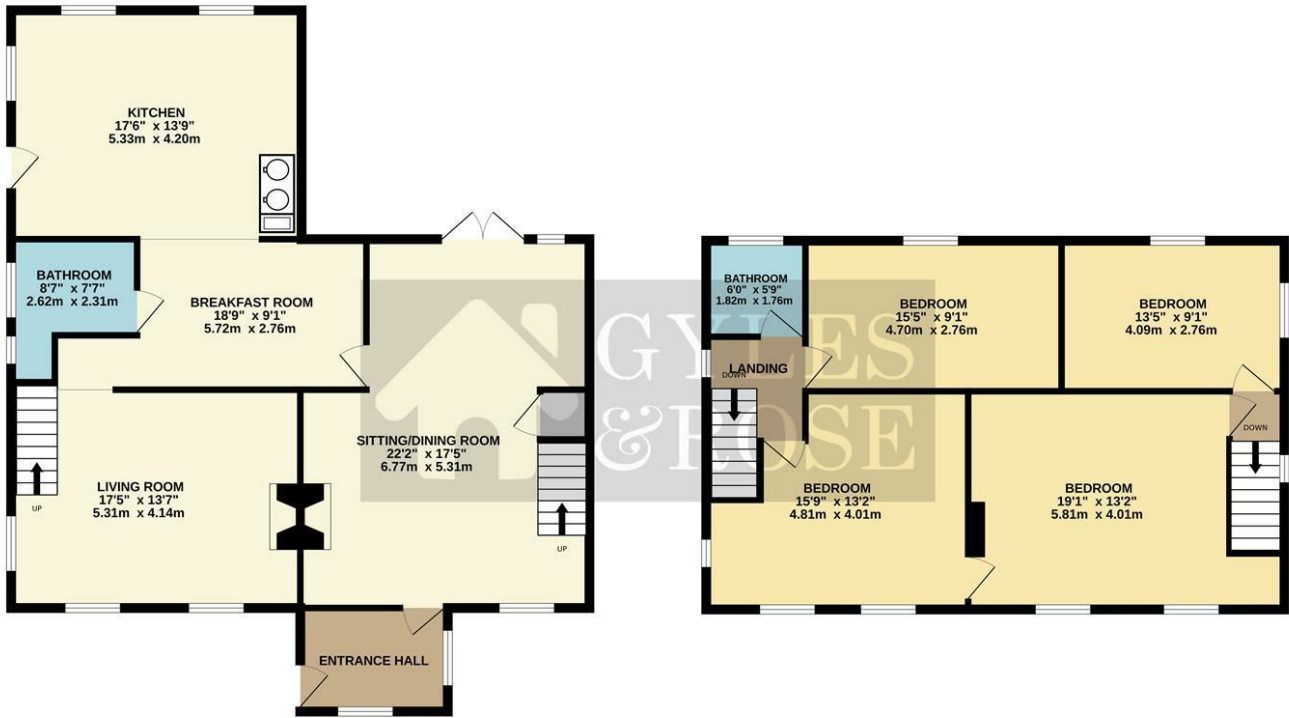




# Floor Plan

GROUND FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.

1ST FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 1827 sq.ft. (169.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
26	53		

**Energy Efficiency Rating Legend:**  
 A (82-91) - Key energy efficient - lower running costs  
 B (69-81)  
 C (55-68)  
 D (39-54)  
 E (21-38)  
 F (11-20)  
 G (1-10) - Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (81-91) - Key environmentally friendly - lower CO<sub>2</sub> emissions  
 B (69-80)  
 C (55-68)  
 D (39-54)  
 E (21-38)  
 F (11-20)  
 G (1-10) - Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC