



Butts Way, Chelmsford, Essex CM2 8TJ  
Guide price £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



FANTASTIC NEW HOME DEVELOPMENT OPPORTUNITY. GUIDE £400,000 - £425,000. Planning permission granted for a replacement two storey 5 bedroom detached dwelling with a gross internal size of approx. 180 square metres (1940 square feet). The property is located in a lane of established homes on the western side of Gelleywood, south of Chelmsford. Chelmsford council planning reference number is 23/01147/FUL. For access to the site and viewings please contact Church & Hawes, 01245 225853.





### **Planning**

Full planning permission granted for a two storey dwelling of about 180 internal square metres. Accommodation will be versatile and include kitchen diner, lounge, utility room, cloakroom, and two further rooms (bedrooms or reception rooms) to the ground floor. The first floor will comprise three bedrooms and two bathrooms.

If you wish to view the planning application, plans and decision notice with conditions can be found on Chelmsford City Council's website. Reference: 23/01147/FUL

### **Location**

Butts Way is situated on the outskirts of the City of Chelmsford with good connecting road links to the City centre, A12 and A130. The village of Galleywood has a local parade of shops for your everyday needs, there is also a primary school and nearby public houses. There are plenty of nearby country and open field walks including Galleywood Common which is within walking distance of the property and is hugely popular with families, dog walkers and mountain bikers. The Common is set in over 100 acres of nature reserve and woodland being home to St Michael's Church and the Horse and Groom public house a popular stop off to quench your thirst. A Tesco superstore is less than a ten minute drive.

### **Agents Note**

We understand mains electric and water are connected to the site.

### **Agents Notes**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.











