





Maltese Road

Chelmsford. CMI 2PA

Income-Producing HMO with Historic Planning Consent In Prime City Location

A rare opportunity to acquire a substantial detached Victorian property occupying a highly accessible location within walking distance of Chelmsford Railway Station, Anglia Ruskin University and Chelmsford City Centre.

The property currently operates as a successful 14-bedroom licensed HMO producing approximately £120,000 gross annual income with a proven occupancy history and minimal void periods.

In addition to its established income profile, the property benefits from a compelling planning history including approval for conversion into 9 apartments and an earlier approval for the erection of 8 apartments, creating a unique blend of immediate income and future development potential.

This opportunity offers investors the ability to secure a cash-flowing asset today whilst exploring future planning-led value enhancement strategies.

Investment Highlights

- ✓ Existing Gross Income: £120,000 per annum
- ✓ Licensed 14-Bedroom HMO
- ✓ Approx. 3,480 sq ft Detached Building
- ✓ Approx. 0.16 Acre Site
- ✓ 9 Allocated Parking Spaces
- ✓ Walking Distance to Chelmsford Station
- ✓ Walking Distance to Anglia Ruskin University
- ✓ Historic Planning Consent for erection of Apartments and for conversion to Apartments
- ✓ Historic Planning Approval for Conversion into 9 Apartments
- ✓ Potential Future GDV Exceeding £3 Million Subject to Planning
- ✓ Multiple Exit Strategies

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The property offers investors a unique opportunity to generate income whilst controlling a site with genuine medium-term redevelopment prospects.

The site benefits from two separate planning precedents demonstrating the principle of apartment development has previously been accepted.

Planning Ref. 88/0264

Approved scheme for 8 apartments.

Planning Ref. 08/00011/FUL

Approved conversion of the existing building into 9 apartments.

Current apartment values in central Chelmsford demonstrate strong demand for high-quality residential accommodation.

Comparable one-bedroom apartments are currently being marketed between approximately £275,000 and £325,000.

Comparable two-bedroom apartments are currently being marketed between approximately £365,000 and £400,000

Based on current market evidence, a future mixed apartment scheme could potentially support a Gross Development Value exceeding £3 million, subject to planning and specification.

Investment Summary

Income Today. Development Potential Tomorrow.



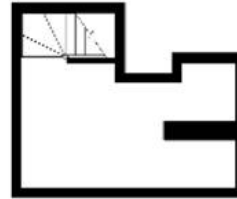






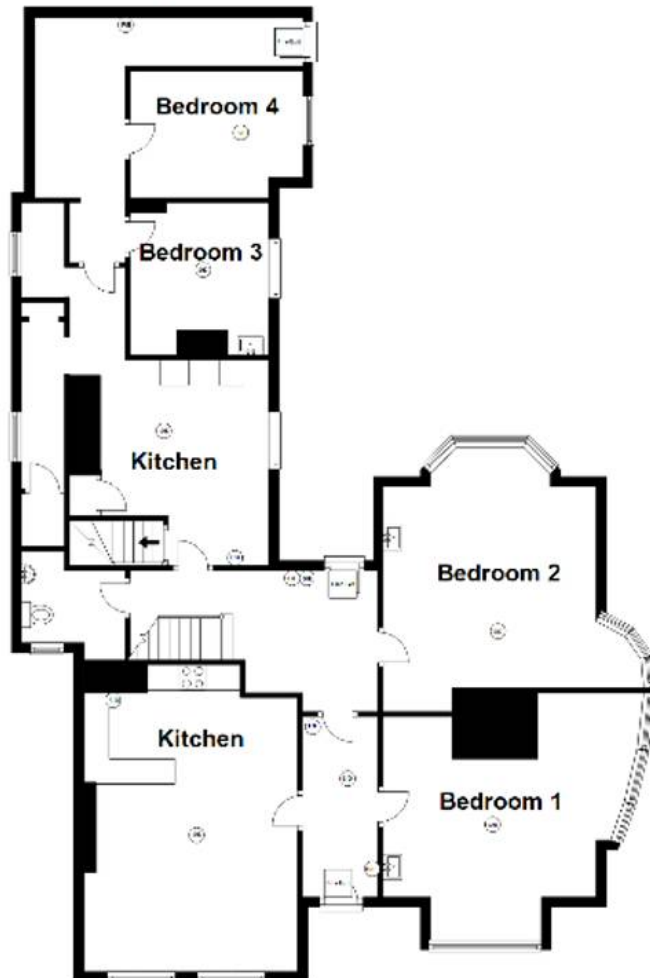
Basement

Approx. 11.8 sq. metres (127.1 sq. feet)



Ground Floor

Approx. 143.1 sq. metres (1540.7 sq. feet)



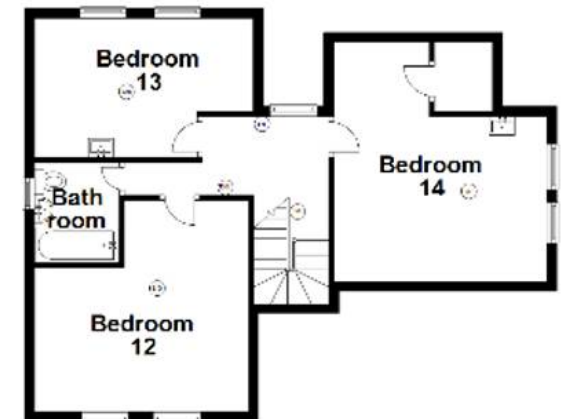
First Floor

Approx. 110.1 sq. metres (1184.6 sq. feet)



Second Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



Total area: approx. 323.3 sq. metres (3479.7 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.

About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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Contact Us
01277 355005



Our Website
www.walkersstates.co.uk



Our Address
90 High Street
Ingatstone
CM14 9DW



www.walkersstates.co.uk

Walkers
People & Property

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