



BROOMFIELD, CHELMSFORD, ESSEX

THE BLASFORD HILL BUNKER.

LAND OFF BLASFORD HILL · CM1 7FQ · LOT 379 · £55,000



AVAILABLE NOW

THE OPPORTUNITY

A wartime concrete bunker standing in open meadow off Blasford Hill, sold with its own surveyed plot. Suitable for a variety of uses subject to the necessary consent — a conversion to residential use would be subject to planning permission.

PRICE

£55,000

LOT

379

PLOT AREA

650 m²

* **Please note:** the bunker has no existing residential consent. Any conversion or change of use is subject to planning permission and building regulations approval from Chelmsford City Council.

FIND THE SITE

Google drop pin

<https://maps.app.goo.gl/EwiihNLcUkctNsg4A>

Address

Land off Blasford Hill, Broomfield, Chelmsford, Essex, CM1 7FQ

AT A GLANCE

Plot area (surveyed)

650.101 m²

Plot area excluding bunker

615.502 m²

Structure

Concrete bunker, unmade floor

Access

Off the estate track network

07826 313818 • info@tributeland.co.uk

www.tributeland.co.uk



LOCATION & ACCESS

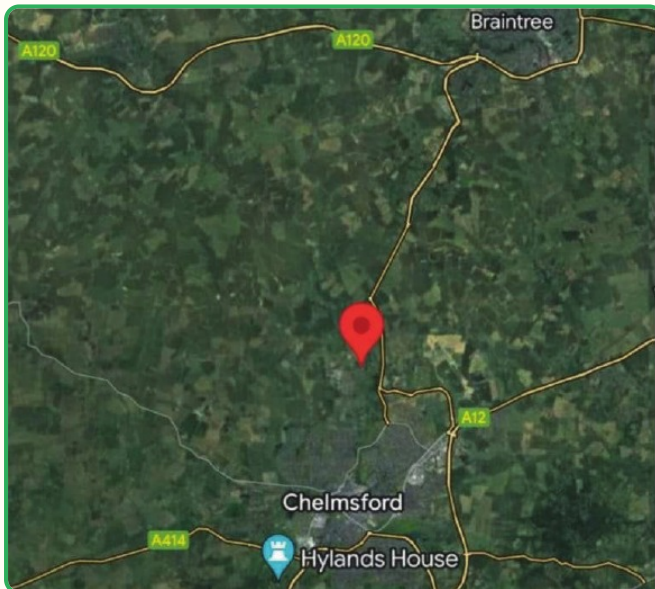
The land lies off Blasford Hill at Broomfield, on the northern edge of Chelmsford beside the River Chelmer.



THE SITE — OFF BLASFORD HILL



BROOMFIELD VILLAGE & HOSPITAL



CHELMSFORD & THE A12



REGIONAL CONTEXT — EAST OF LONDON

SITE PLAN





BUNKER SPECIFICATION

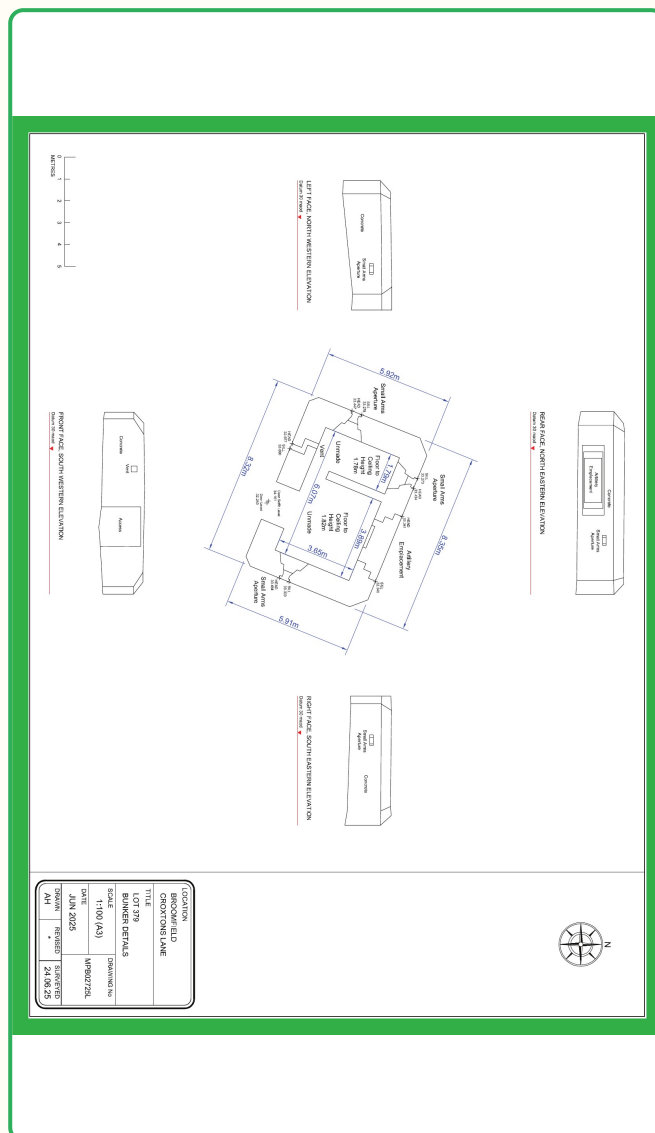
Measured survey of the structure, carried out 24 June 2025.

MEASURED DIMENSIONS

Overall external	8.32 m × 8.35 m
Front face (SW)	5.92 m
Rear face (NE)	5.91 m
Internal chamber	6.07 m × 3.88 m
Internal chamber (narrow)	3.65 m
Floor to ceiling	1.79 m / 1.62 m

FEATURES

Construction	Concrete
Openings	Small arms apertures
	Artillery embrasure
	Access opening, vent
Floor	Unmade



LOT 379 BUNKER DETAILS · MPB0272SL, JUN 2025, 1:100 (A3)

* **Headroom:** the surveyed floor-to-ceiling height is 1.79 m at its highest and 1.62 m elsewhere. Any habitable conversion would need to address this, along with the unmade floor and the existing openings.





THE STRUCTURE

Reinforced concrete throughout, with the original apertures and embrasure intact.



FRONT ELEVATION WITH MAIN OPENING



INTERIOR THROUGH THE OPENING



SIDE ELEVATION AND SMALL ARMS APERTURE



ACCESS OPENING, LOOKING TOWARD THE VILLAGE



THE SETTING

The bunker sits in open meadow, screened by mature hedgerow and grassland.



APPROACH THROUGH THE MEADOW



FROM THE NORTH EAST



LONG VIEW ACROSS THE FIELD



AERIAL VIEWS

The bunker in its wider setting between Broomfield and the River Chelmer.



CLOSE AERIAL FROM THE WEST



TRACK CROSSING BESIDE THE BUNKER



THE WIDER HOLDING TOWARD BROOMFIELD



LOOKING SOUTH AT LAST LIGHT



A UNIQUE OPPORTUNITY

A distinctive historical structure in the Blasford Hill area near Chelmsford, offering real character and the chance for a visionary project.

CONSIDERATIONS

Historical significance

A structure with its own wartime history

Development potential

Requires thorough investigation into planning and building regulations

Location

Blends tranquillity with access to Chelmsford's amenities

DRAWING REFERENCES

DRAWING

SCOPE / DATE

MPBN15525L

Lot 379 site plan · May 2025, 1:1250 (A3)

MPBN19525L

Lot 379 approximate bunker dimensions · May 2025, 1:500 (A3)

MPB0272SL

Lot 379 bunker details · Jun 2025, 1:100 (A3)