



PURELY
LAND

81 & 85 Springfield Road, Chelmsford . Essex



HIGHLIGHTS

- Full/Detailed Planning Permission
- 5 apartments with commercial/office element
- Fantastic development/investment opportunity
- Close proximity to city centre
- Access to major roads and Chelmsford City train station
- Existing office space renovated to high specification



DESCRIPTION

Purely Land are pleased to offer an exceptional development/investment opportunity situated in Chelmsford, Essex, located off of Springfield Road (close to city centre).

The site currently benefits from an implemented full planning consent for the creation of five apartments set across two separate buildings, combining a new residential development (extension of existing building) along with the sensitive conversion of an existing building with road frontage. Situated close to Chelmsford city centre, the site benefits from convenient access to shops, restaurants, leisure facilities, employment opportunities and transport links. This location will appeal to a wide range of prospective perspective purchasers, professionals, young households and investors seeking property in a thriving Essex city.

This attractive mixed-use opportunity offers the chance to deliver a high-quality residential scheme in a well-connected and established location. A new-build accommodation and conversion creates a varied and appealing development with creating new as well as retaining existing characteristics, while the approved office space provides additional commercial flexibility for further investment.

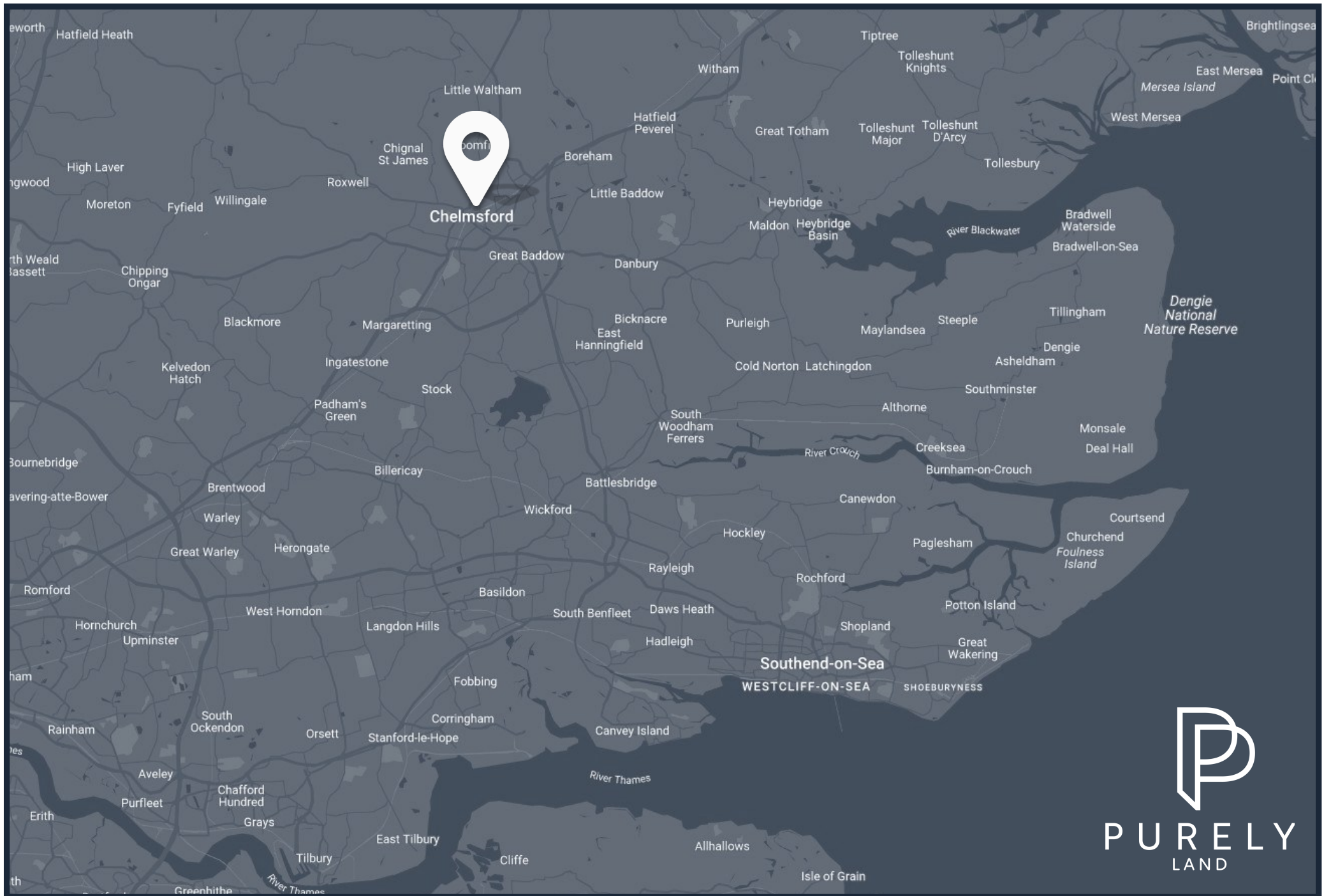
Contact our Land team for further details, inclusive of all relevant approved plans/reports.

Existing office - 3 apartments



Conversion element - rear photo





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CONTACT US

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OFFERS INVITED IN THE REGION OF £800,000 - BY INFORMAL TENDER

All bids to be submitted to above contacts with clear terms of offer along with proof of funds (or supporting funding letter)

Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller



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