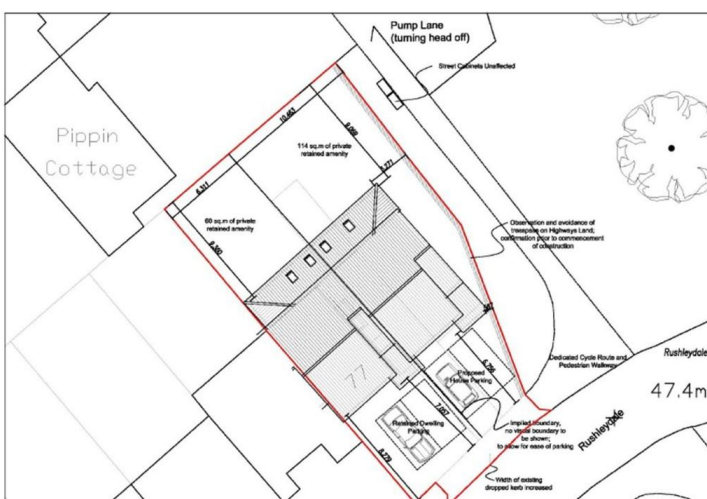


77 Rushleydale, Chelmsford, Essex, CM1 6JX



**Freehold For Sale
by Auction**

Guide Price
£425,000 - £435,000

Subject to contract

Development Opportunity
2 x 3 bedroom properties
Kitchen/dining rooms
En-suites to master bedrooms
Family bathrooms



An opportunity to acquire an existing two bedroom dwelling with full planning permission to substantially extend the existing property to a three bedroom and build an adjoining property.

Some details

General information

Lot – 77 RUSHLEYDALE, CHELMSFORD, ESSEX, CM1 6JX

Auction Guide Price – £425,000 - £435,000 Plus fees

The property is to be offered online by Clive Emson Auctioneers on 28 July 2022

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

The existing accommodation consists of:

Ground Floor - Entrance reception hallway, cloakroom/WC, living room and kitchen.

First Floor - Landing, two bedrooms and a shower room.

After reconfiguration it is proposed that the existing accommodation will comprise:

Ground Floor - Entrance hall with cloakroom/WC, living room and kitchen/diner.

First Floor - Landing, bedroom one with en-suite, two further bedrooms and bathroom with W.C.

The additional dwelling with comprise:

Ground Floor - Entrance reception hallway, cloakroom/WC, living room and kitchen/diner.

First Floor - Landing, bedroom with en-suite, bathroom and two further bedrooms.

Copies of the drawings are available for inspection at our offices together with a copy of the SAP report and a Phase 1 study.

A full drainage CCTV survey has also been carried out and a copy of the full report and CCTV video of the drains are available.

Location

The property is situated in the popular Springfield area of Chelmsford, which is approximately 1½ miles north of the City Centre and close to local shops and supermarkets a short drive away.

There are local bus routes nearby giving access to the City Centre which not only has further High Street shopping, bars, restaurants and recreational facilities but a railway station offering mainline service to London (Liverpool Street) as well as vehicular access to the A12.

This two bedroom end of terrace house has land with planning to the side for the erection of a new three bedroom dwelling, as well as extension to the existing house to enlarge to create a three bedroom property.

Planning

Planning permission has been granted by Chelmsford City Council under reference: 17/01379/FUL dated 1st August for alterations to the existing dwelling and one additional new dwelling, subject to conditions. All of which have been discharged.

A copy of the planning permission and associated documents be downloaded from the Local Planning Authority website.

We have been advised by the Seller that this planning permission remains live as some works have commenced and payment to the Local Authority of the CIL equating to circa £13,639.08 and Building Control payment of £642.50 have been made and this cost is to be repaid to the Seller by the Purchaser on completion.

Further information will be available in the legal pack which can be downloaded from the Clive Emson website.

Outside

Both properties will have parking to the front and rear gardens.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Directions

SatNAV. CM1 6JX. For full details please contact a member of the sales team on 01245 292100.

Further information

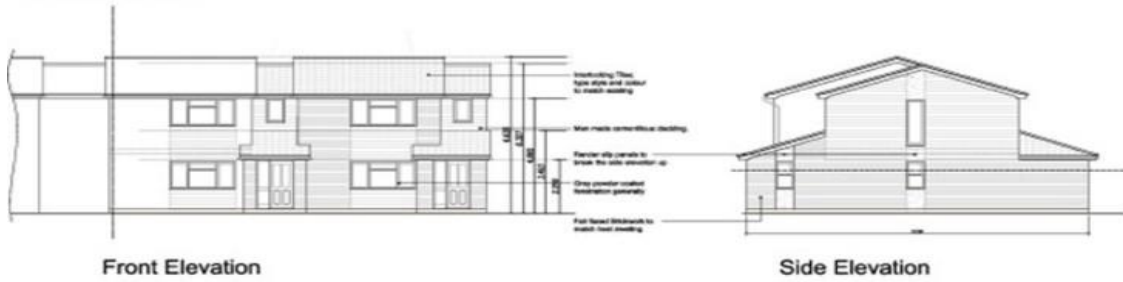
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01245 292 100.

Proposed
New work shown hatched,
demolished shown dashed



Confirm Study as approved to front elevation in relevant planning.
Add Additional Elevation reflecting profile location from external viewpoint.
1st Aug 2017

No.	Revision	Date
1	Condition of completion of this drawing and Part 1 to not exceed of duration in a fixed party with out written permission @ 2008.	1st Aug 2017

77 Hushleydale
Springfield
Chelmsford
CM1 6JX

LABC

Project: Proposed New Building
Existing & Proposed Plans and Elevations

A & P Designs
Architectural Plans, Building Control, Plans
& Services
Telephone: 01206 334816
Email: a.p.designs@btopenworld.com
www.apdesigns.co.uk

Add Drawing No: 5678/04
Scale: 1:100 @ A1
Date: June 2017



To find out more or book a viewing

01245 292 100

fennwright.co.uk

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- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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