

Valcot, London Road, Widford, Chelmsford, Essex, CM2 8TF



- Detached 1930's bungalow offering excellent development potential
- Views towards Hylands Park
- Pre-approval for approximately 5,000 sq ft luxury detached house
- Site of 0.34 of an acre
- Conveniently situated for Chelmsford city centre and A12

Freehold

Guide Price

£750,000

Subject to contract



Detached 1930's bungalow offering excellent development potential conveniently situated for Chelmsford City Centre. Approximately 0.34 of an acre.

Some details

***First time since 1922 for the property to be brought to the open market ***.

An exciting opportunity to purchase a detached bungalow extending to around 0.34 of an acre with views towards Hylands Park offering excellent potential situated in a highly accessible location to the south of Chelmsford city centre. The bungalow provides 2 ground floor bedrooms and 2 further attic rooms. In total the foot print extends to around 1,200 sq.ft.

Where?

The site is accessed from London Road which is an arterial road linking Chelmsford and the A12. There is a bus stop to the entrance of the property offering a frequent service into Chelmsford and surrounding districts including Brentwood train station. The area combines a mix of residential and commercial units with the site largely adjoining neighbouring garden land. Chelmsford city centre is 2.5 miles north of the site and provides a vibrant city centre with a vast array of shops and restaurants with the mainline railway station providing excellent direct services into London Liverpool Street and Brentwood Crossrail. A wide choice of both state and public schooling is available including two excellent Grammar schools and a University.

Planning

The existing dwelling is approximately 9m wide and 11.5m long. Planning permission was declined under appeal for 3 residential dwellings. Pre-planning advice has intimated that a sizable, single dwelling would be looked on favourably with the site offering a magnitude of other possibilities. We understand the pre-application was for a luxury 5,000 sq. ft detached house, offering 7 bedrooms, 5 en-suites, 2 receptions, generous off-road parking with carports or garages and a 2 bedroom semi self-contained annexe with wet room. Further information relating to the site can be found on Chelmsford city council's planning portal. We would advise all interested parties to make their own enquires before formally committing.

The outside

The site totals approximately 0.34 of an acre providing a gated drive with the remainder mainly laid to lawn.

Services

We understand all services normal to this type of location are available in the area.

Local Authority

Chelmsford City Council
Duke Street
Chelmsford
CM1 1JE

Particulars

Prepared July 2019

Directions

SatNav. CM2 8TF. For full directions please contact a member of the sales team on telephone 01245 292100.

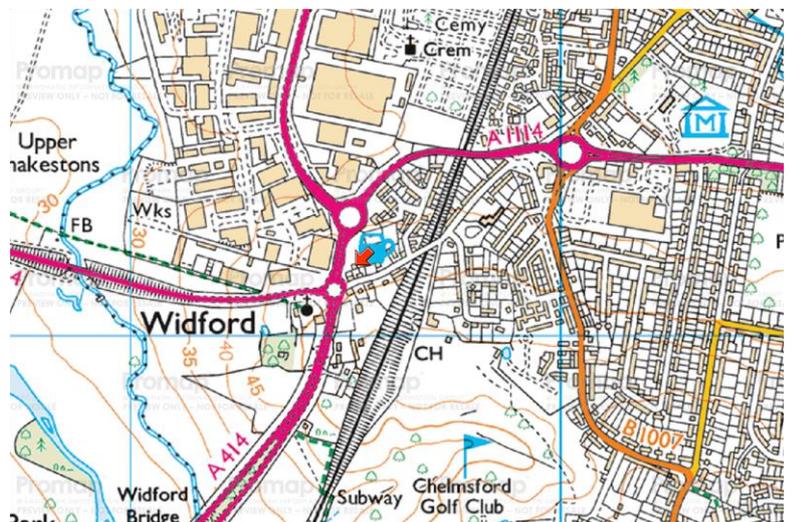
Further information

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

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Viewing

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

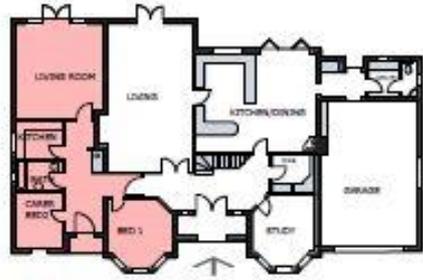




INDICATIVE FRONT ELEVATION



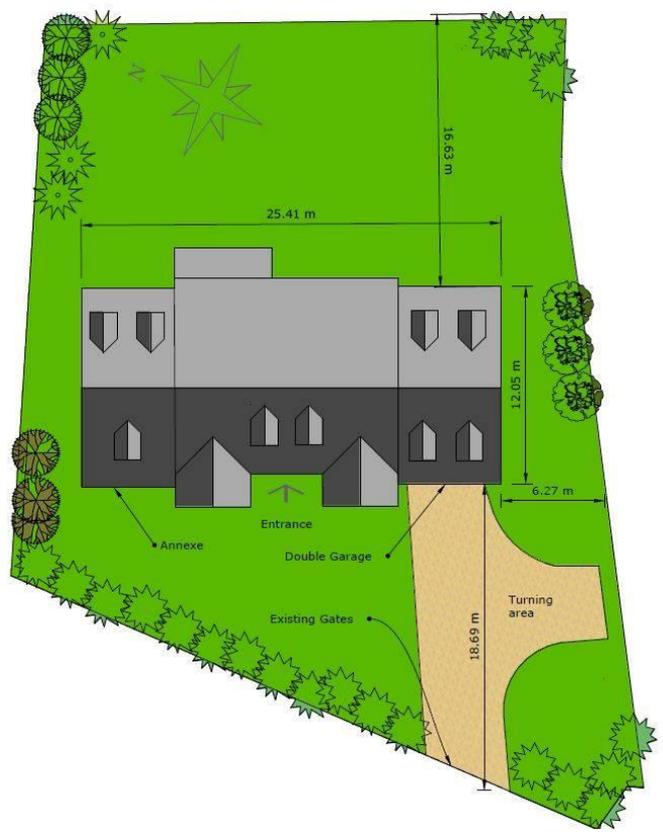
FIRST FLOOR PLAN



GROUND FLOOR PLAN

VALEOT LONDON ROAD WIDFORD CRO 8TF INDICATIVE PLANS AND ELEVATION
SCALE 1:150 @ A3 PA-31-33-18

ALL BOUNDARIES ARE TO REMAIN AS EXISTING



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