

**AVISON
YOUNG**

KEMSLEY^{LLP}
PROPERTY CONSULTANTS

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FOR SALE

Old Chase Farm

Hyde Lane, Danbury, Chelmsford,
Essex, CM3 4LP

Open Storage / Agricultural Land
Asset Management / Redevelopment Potential (STPP)

7.19 hectares (17.8 acres)

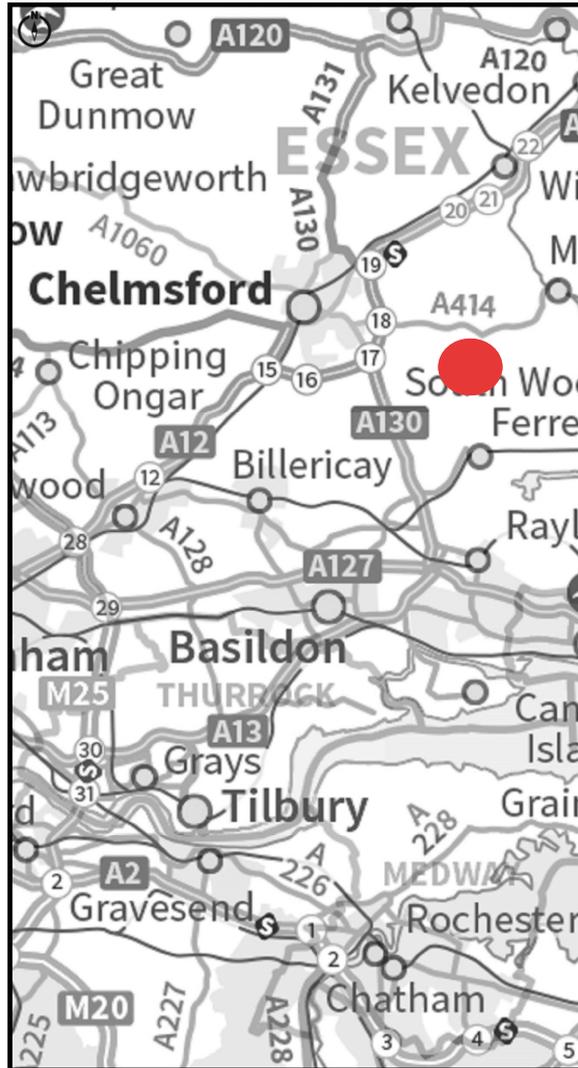


Old Chase Farm, Hyde Lane, Danbury, Chelmsford, CM3 4LP

Approximately
7.19 hectares
(17.8 acres)

Scope for
redevelopment
(STPP)

5.7 miles east of
Chelmsford



Historically strong
occupational
demand

Excellent **Asset**
Management
opportunity

Offers invited for the
freehold interest



Location

Danbury is a village located approximately 5.7 miles east of Chelmsford City Centre, 4.8 miles west of Maldon and 34 miles east of Central London.

Danbury is rural in nature with extensive areas of woodland and heath.

The site itself is located approximately 1.7 miles south of the village and is accessed via Hyde Lane.

Hyde Lane is a busy 'B-road' and provides links to Maldon, Chelmsford and the wider road network via the A12 and A130.

Description

The site is a former farm that comprises approximately 7.19 hectares (17.8 acres) of land arranged as a continuous parcel.

The site is currently configured as:

- Access road and adjacent land
- Open Storage
- Warehouse / Office
- Bungalow
- Agricultural Land
- Woodland

The site historically operated with a range of occupiers predominantly as a flexible open storage facility and vehicle salvage workshop.

The site presents Asset Management opportunities subject to obtaining the relevant consents.

Planning / Use Class

The existing use of the site comprises a mixture of open storage (Class B8), including a circa 175 sq.m (1,885 sq.ft) warehouse building in light industrial use (Class B1), a residential bungalow (Class C3) and agricultural land.

The extent of the site in lawful use for open storage comprises the land shown hatched blue above, as confirmed by a Certificate of Lawful Development issued in 2001. This is the extent of the site classified as Previously Developed (brownfield) Land.

Interested parties should make their own enquiries as to the extent of the land specified in the Certificate of Lawful Use.

The remaining balance of the site is in predominantly agricultural use, as confirmed by the Inspector in December 2018 (ref: 15/00363/ENFB).



Tenure

Bare Land | 0.32 ha / 0.8 ac | EX820007 | Freehold
Storage Land | 3.84 ha / 9.49 ac | EX822989 | Freehold
Agricultural Land | 3.02 ha / 7.48 ac | EX816605 | Freehold

Energy Performance Certificates

The bungalow has an EPC rating of 10 (G).

Rateable Value

The Bungalow is within Band E for Council Tax purposes under Chelmsford Council.

The storage land at Old Chase Farm which is described by the VOA as 'Land used for storage and premises' and has an adjustment of -15% in respect of the planning restriction has a rateable value of £63,500. The Uniform business Rates (UBR) multiplier for 2019/2020 is 50.4 p in the pound. Interested parties are expected to make their own enquiries with regards to business rates payable and any potential reliefs available.

Additional Information

Avison Young Property Reference: **14932**
Kemsley Property Reference: **AC 2459**

Additional information is available within the dataroom:

<https://ava.box.com/v/Old-Chase-Farm>

Method of Sale

Unconditional Offers Invited for the Freehold Interest of the whole.

Vendor Identity

The property is for sale by instruction of the Joint Fixed Charge Receivers.

Viewing

Strictly by appointment only.



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