

FOR SALE

Parcel of land

1.9 Acres (0.76 Hectares)

LAND ADJACENT TO GREEN MAN PUBLIC HOUSE

Main Road, Howe Street, Chelmsford, Essex, CM3 1BG



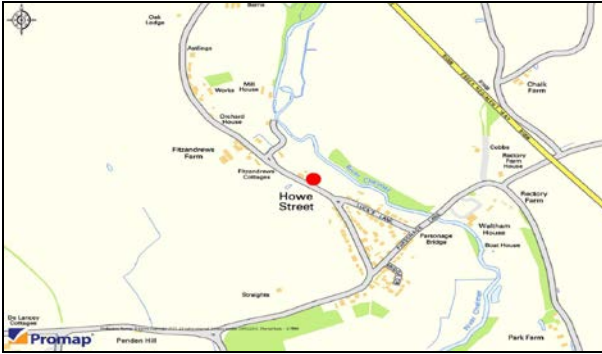
- Parcel of land
- Potential for development (subject to planning)
- Adjacent to The Green Man Public House (IGalvin)

- Edge of village location
- Approx 7.6 miles to Chelmsford city centre
- Approx 0.8 miles to B1008 junction

KEMSLEY
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

The property is located in Howe Street, a village on the outskirts of Chelmsford. The property is within easy reach of the B1008 Essex Regiment Way, which in turn provides quick and easy access into Chelmsford and towards Braintree and the A120.

DESCRIPTION

The property comprises a regular shaped parcel of previously undeveloped land. The land is bordered to the north by the River Chelmer, the east by existing residential property, the south by Main Road and to the west by recently refurbished and re-opened Green Man Public House.

PLANNING

From information provided, we understand that the property is classed as Green Belt. Interested parties are advised to make their own enquiries of Chelmsford City Council's planning department (01245 606606 or www.chelmsford.gov.uk)

ACCOMMODATION

Site Area 1.9 Acres (0.76 Hectares)

Area has been measured from Promap upon a gross basis.

TENURE

The property is offered for sale freehold terms. The vendor will consider a conditional (upon planning) or unconditional sale. Please note an unconditional sale will be subject to an overage / clawback agreement. Further details upon application.

PRICE

Offers for the freehold interest are invited.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Chelmsford City Council.

LEGAL FEES

Each party to bear their own legal fees incurred.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

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