



Residential Development: Chelmsford, Essex,

**Guide Price
£350,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

For sale by Auction on 7th December 2016 in conjunction with Dedman Grey Auctioneers.

A former set of farm buildings now let with commercial income circa £15,000 per annum offering investment income or residential development prospects, subject to planning.

DETAILS

DESCRIPTION

New Barns Farm is located in the hamlet of Highwood. This former farmyard with existing commercial occupiers yields approximately £15,000 income per annum. It is considered that, subject to planning, the property offers an excellent opportunity for potential residential development.

The site totals approximately 0.33 hectares (0.81 acres), with buildings of approximately 1,627 square metres (17,500 square feet).

The property fronts Cock Lane and is approached by an electric security gate. The property is a former livestock farmyard with a range of buildings of various construction, including pole barns, concrete block built timber framed buildings. Many are clad with corrugated box profile sheeting and corrugated asbestos sheeting. The majority of the buildings have been made independently secure and are let for domestic and commercial storage purposes.

Mains single phase electricity is available. Mains water is connected. There is a communal shared toilet to a cesspit system.

LOCATION

New Barns Farm is located in the Green Belt between Highwood Village and Fryerning with residential property to the front and two sides.

Ingatestone railway station is approximately 3.6 miles by road. Shenfield station, which is benefitting from the Crossrail scheme is approximately 7 miles by road.

The property lies approximately 7 miles from Chelmsford City Centre. The property offers convenient access to the A414, approximately 2 miles, and the A12 at Margaretting 2.5 miles.

Primary schools are available at Highwood, Ingatestone, Margaretting, Fryerning England and Blackmore; all within approximately 2 – 2.5 miles.

Secondary schools are available at Ingatestone (Anglo European), Writtle (Hylands), Grammar Schools at Chelmsford and independent schools at Brentwood Independent are approximately 10 miles distant.

LEGAL

OCCUPIERS

Details of the current occupiers, copies of leases and rents passing are available in the legal pack.

PLANNING

The local planning authority is Chelmsford City Council. The property lies within the Metropolitan Green Belt. Full details of the planning history are available in the legal pack.

TENURE

The property is offered freehold, subject to the continuing leaseholder's occupations. The Title Number is EX834532.

COVENANTS, RIGHTS OF WAY AND EASEMENTS

The property is sold subject to or with the benefit of all covenants, wayleaves, easements, quasi easements or rights of way whether mentioned in these particulars or not.

BOUNDARIES, PLAN AND AREAS

The boundaries are based on Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and areas and any mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

VIEWING

By appointment with the joint auctioneers, Dedman Gray Auctioneers 01702 311010 or Whirledge & Nott 01245 231123. Viewers must inspect the site with care and do so at their own risk.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

JOINT MARKETING

Joint Auctioneers, Dedman Gray.

**Whirledge
&Nott**

Land • Property • Development

Land Registry
Official copy of
title plan

Title number **EX834532**
Ordnance Survey map reference **TL6302NE**
Scale **1:1250**
Administrative area **Essex : Chelmsford**



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