

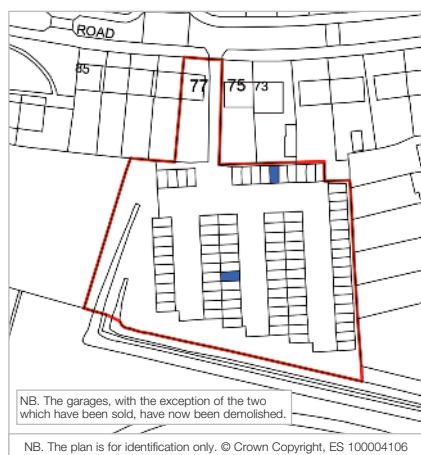
Chelmsford

77 Byron Road and Former Garage Site to the rear of 71-79 Byron Road, Essex CM2 6HJ

- **A Freehold Site extending to Approximately 0.328 Hectares (0.81 Acres)**
- **Together with an End of Terrace Bungalow**
- **Potential for Residential Development** subject to obtaining all necessary consents (Planning Brief from Chelmsford City Council available)
- **To Be offered Collectively as One Lot**

Vacant Possession

BY ORDER OF CHELMSFORD CITY COUNCIL



Seller's Solicitor

Legal and Democratic Services Manager
Corporate Services, Chelmsford City Council
(Ref: MG/L5370).
Tel: 01245 606557.
Email: mandy.gumbs@chelmsford.gov.uk

VACANT – Freehold Site and Bungalow



Tenure

Freehold.

Location

The properties are situated on the south side of Byron Road to the east of its junction with Hill Road South. The local amenities and extensive shopping facilities of Chelmsford city centre are within easy reach. Rail services run from Chelmsford Rail Station and both the A12 and A414 are also close by and provide access to the M25 and M11 motorways respectively. The open spaces of Central Park are within easy reach.

Description

The property comprises an end of terrace single storey bungalow arranged under a pitched roof, together with a roughly rectangular, broadly level site to the rear which was formerly occupied by a total of 92 garages. The rear site is accessed via a driveway leading down the side of 77 Byron Road. The garage site has now been levelled with the exception of two garages (coloured blue on the plan opposite), which have previously been sold and do not form part of the sale. The site extends to approximately 0.328 hectares (0.81 acres) and affords possible potential for residential redevelopment subject to obtaining all necessary consents.

A planning brief has been provided by Chelmsford City Council which takes into account the two garages which have been sold and is available for inspection in the legal documents pack.

NB. The garages, with the exception of the two which have been sold, have now been demolished.

Accommodation

Site area approximately 0.328 Hectares (0.81 Acres)

77 Byron Road – The property was not internally inspected by Allsop. We are informed that the property provides the following accommodation:

Reception Room, Bedroom, Kitchen and Bathroom.

Planning

Local Planning Authority: Chelmsford City Council.

Tel: 01245 606826

The property affords potential for residential redevelopment subject to obtaining all necessary consents. A planning brief has been provided by Chelmsford City Council and is available for inspection within the legal documents pack. The brief identifies several potential schemes which would be acceptable in principle. The highest density scheme provides for the construction of eleven houses and six apartments with the existing garages which have been sold, remaining in situ.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.