

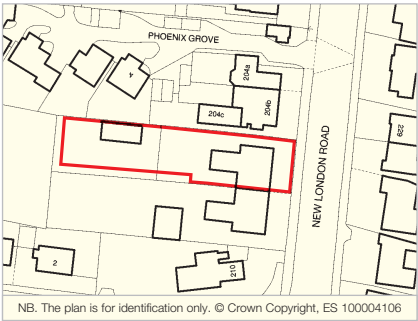
Chelmsford

206 New London Road, Essex CM2 9AB

- **Freehold Grade II Listed Semi-Detached Building extending (GIA) to Approximately 301.3 sq m (3,242 sq ft)**
- **Currently arranged to provide an Extensive Family House with Basement and ‘Granny’ Flat**
- **Occupying a Site extending to Approximately 0.101 Hectares (0.249 Acres)**
- **Rear Garden extending to Approximately 70m (230ft) with Side Access**
- **Possible potential for Sub-Division of Building into Self-Contained Flats and Further Development within the Rear Garden, subject to obtaining all necessary consents**

Vacant Possession

BY ORDER OF CHELMSFORD CITY COUNCIL



To View

The property will be open for viewing every Tuesday between 1.15 – 2.00 p.m. and Saturday between 4.00 – 4.45 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

VACANT – Freehold Building and Site

Tenure

Freehold.

Location

The property is situated on the west side of New London Road (B1007), to the south of its junction with Writtle Road and within walking distance of Chelmsford city centre. An extensive range of shops and local amenities is available within the city centre and both the County Cricket Ground and open spaces of Central Park are also within easy reach. Chelmsford Golf Course and Hylands Park, venue for the annual V Festival, are close by to the south. Regular rail services into London Liverpool Street Station run from Chelmsford Station with an average journey time of around 40 minutes. The A12 and A414 are close by and provide access to the M25 and M11 Motorways respectively.

Description

The property comprises a Grade II listed semi-detached building dating back to the 1840s, which is arranged over basement, ground and first floors beneath a pitched roof and extends (including basement) to approximately (GIA) 301.3 sq m (3,242 sq ft). The property benefits from high ceiling heights and original features throughout, having been untouched for a considerable period. The building occupies a broadly rectangular site of approximately 0.101 hectares (0.249 acres) and benefits from a generous rear garden extending to approximately 70m (230ft), as well as from off-street parking to the side. The property offers potential for sub-division of the building into self-contained flats and further development within the rear garden, subject to obtaining all necessary consents.

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



Accommodation

A schedule of Accommodation is set out below.

Floor	Accommodation	GIA Approximately	
Basement	Stair Area with Three Rooms off	30.3 sq m	(326 sq ft)
Ground Floor	Entrance Hall, Double Reception Room, Further Reception Room, Rear Lobby, Utility Room, Former Kitchen through to Pantry/Utility Room, Bathroom, Separate WC	136.6 sq m	(1,470 sq ft)
First Floor	Four Bedrooms, Bathroom/WC, ‘Granny’ Flat (accessible both via a separate entrance and staircase to the rear or from the main landing), comprising a Studio Room through to Kitchen/Diner	134.4 sq m	(1,446 sq ft)

Planning

Local Planning Authority: Chelmsford City Council.

Tel: 01245 606606.

The property offers potential for sub-division of the building into self-contained flats and further development within the rear garden, subject to obtaining all necessary consents.



Front Elevation



Rear Elevation



Site to Rear

