



Substantial Grade II Listed former house and coach house, in over an acre

Writtle Wick, 62 Chignal Road, Chelmsford

Offers in excess of £1,250,000 Freehold

savills



Substantial Grade II listed building with Use Class E(f) • set in an established walled plot • main house approx. 7,160 sq ft • detached coach house approx. 1,009 sq ft • planning permission for change of use to residential • about 1.06 acres

Local Information

Chelmsford station: 2 miles (Liverpool Street from 34 minutes); A12 (Junction 15): 5 miles; M25 (Junction 28): 14.5 miles; Stansted Airport: 17 miles; Central London: 42 miles. All distances approximate.

Local Information

Writtle Wick sits on Chignal Road, approx. 1.5 miles walking distance from Chelmsford station. Chelmsford, awarded city status in 2012, offers a wide variety of facilities: a bustling shopping centre, excellent private and state schools and superb transport links, including a station on the main line into London Liverpool Street and access onto the A12. The property is also within easy reach of three renowned state schools: St. John Payne School, Chelmsford County High School for Girls and the King Edward VI Grammar School for Boys and is only approx. 4 miles from New Hall, which is a private co-educational school and one of the finest Catholic schools in the UK.

Listed as being of Architectural or Historical Interest Grade II, a quote from the listing states "C17, once a farmhouse. Contains a C17 fire surround of carved oak with caryatides, egg and tongue and "Romaine" panelling, all restored. The plan is now complex but incorporates a heavy timber framed house of C16/C17 5 bays long. Much good quality

Neo-Jacobean internal detail."

The property was formerly used as a family centre and classified within Use Class D1. Other D1 uses included medical and health services, creches, day nurseries and non-residential education and training centres.

About this property

In 2019/2020 the current owners secured planning permission and listed building consent for and to facilitate change of use from children's day centre (D1) to 3 dwellings (C3) and construction of additional 4 dwellings, including garage, parking spaces and all associated works (Ref. 20/00396/FUL and 19/00213/LBC). The listed consent has now expired. However, Writtle Wick is not only an interesting prospect from the point of view of residential redevelopment but also, given that the local authority have confirmed its current status (as of September 2020) as E(f) Creche, day nursery or day centre, represents a commercial opportunity too. The property may be suitable for alternative uses outside of Use Class E(f) (subject to planning consent).

Access is via a shared tarmac driveway which connects to Chignal Road. There is a tarmac car park located to the rear of the main building which can accommodate several vehicles.



No further planning enquiries have been made as to the future potential of the property and buyers are asked to make their own enquiries as Writtle Wick is being sold on a sold-as-seen basis.

Services

Mains gas, electricity, water and drainage.

Agent's Note

We understand that the site is subject to a blanket Tree Preservation Order under reference TPO/2013/011. Interested parties are advised to make their own enquiries with Chelmsford City Council.

Tenure

Freehold

Local Authority

Chelmsford City Council

Council Tax

Band = E

Energy Performance

EPC Rating = EPC Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

Telephone:

+44 (0) 1245 293 233.







Approximate Gross Internal Area
Main Building 7160 sq ft (665 sq m)
Coach House 1009 sq ft (94 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.savills.co.uk



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