

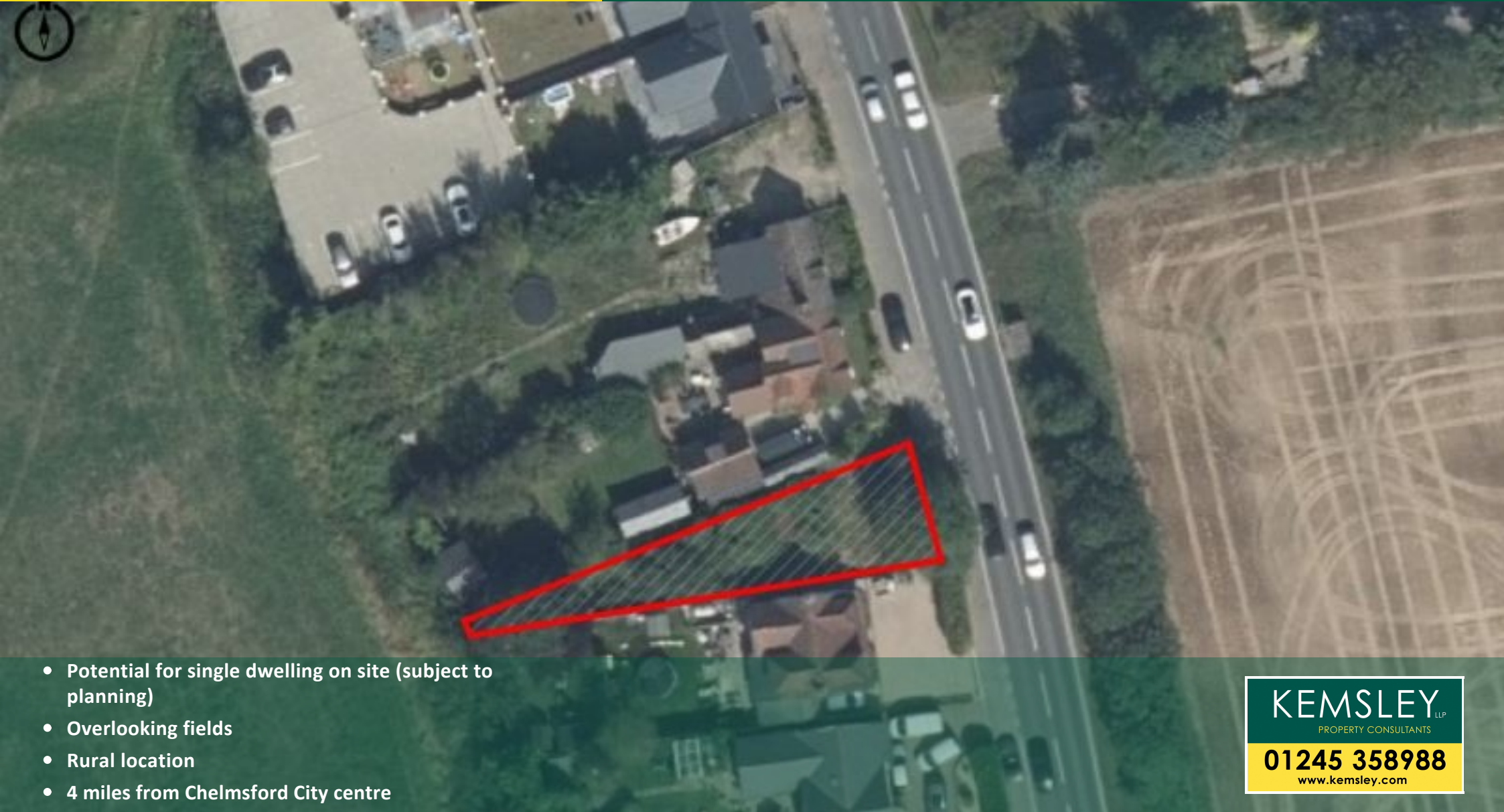
FOR SALE

Potential Development Site (subject to planning)

3,359 sq. ft. (312 m²)

LAND ADJACENT TO "TIGGERS"

Bishop's Stortford Road, Boyton Cross, Roxwell, Essex, CM1 4LP



- Potential for single dwelling on site (subject to planning)
- Overlooking fields
- Rural location
- 4 miles from Chelmsford City centre

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
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LOCATION

The property is situated between two residential properties known as Tiggers (to the north) and The Leys (to the south) on the western side of Bishop's Stortford Road in Boyton Cross/Roxwell to the north of Chelmsford. To the west of the property is a large field through which two public footpaths run. Chelmsford city centre with its regional shopping and mainline rail station offering services into London Liverpool Street is approximately 4 miles to the south east.

DESCRIPTION

The property comprises a triangular shaped piece of land which has become overgrown with vegetation but also with the benefit of a metal shed to the centre of the site. We understand the property is included within the greenbelt, and has a public footpath running along the northern boundary (not included in the land being sold). The property benefits from a dropped kerb and gateway to the Bishop's Stortford Road frontage.

SITE AREA

We have measured the site by digital mapping and understand same extends to approximately 312 m / 3,359 sq ft, although interested parties should satisfy themselves in this respect.

SERVICES

We are advised, but cannot confirm, that mains drainage runs through the site with mains electricity and water available nearby. Interested parties should satisfy themselves in respect of available services and costs of connecting to same.

TENURE

Freehold.

NATURE OF SALE

Unconditional offers only.

PRICE

£120,000.

VAT

All rents, prices and premiums are exclusive of VAT, which we are advised, will not be charged on the sale.

PLANNING

A planning application was submitted in December 2017 (Ref. 17/02110/FUL) for a large detached 4 bedroom dwelling. Planning consent was refused due to the proposed building's impact on the greenbelt and also for design reasons.

Interested parties should speak with Chelmsford City Council Planning department and satisfy themselves in respect of their proposed use and/or development on site.

LEGAL FEES

Each party to bear their own legal costs incurred in any transaction.

CONTACT

Strictly by appointment via sole agents:

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