# FOR SALE

## Residential Development Opportunity

9 flats – Planning Consent Granted

Land at Legg Street, Chelmsford,
Essex, CM1 1AH

- City centre location, close to Chelmsford train station
- 4x 1 bed flats, 5x 2 bed flats
- Close to Anglia Ruskin University
- Short walk to shops, restaurants, cinemas etc.

KEMSLEY LLP
LAND & DEVELOPMENT

www.kemsley.com

Kemsley LLP, 113 New London Rd, Chelmsford, Essex, CM2 0QT

# Land at Legg Street, Chelmsford, Essex, CM1 1AH

## Location

The property is located on the northern side of Legg Street within Chelmsford city centre where a mix of residential and office buildings are situated, close to Chelmsford Cathedral and a short walk to shops, restaurants and cinemas. The property is a short walk from Chelmsford train station where Greater Anglia services run in to London Liverpool Street (35 minutes) making the proposed accommodation ideal for commuters. Anglia Ruskin University is also nearby so the proposed accommodation may also be of interest to students and investors.

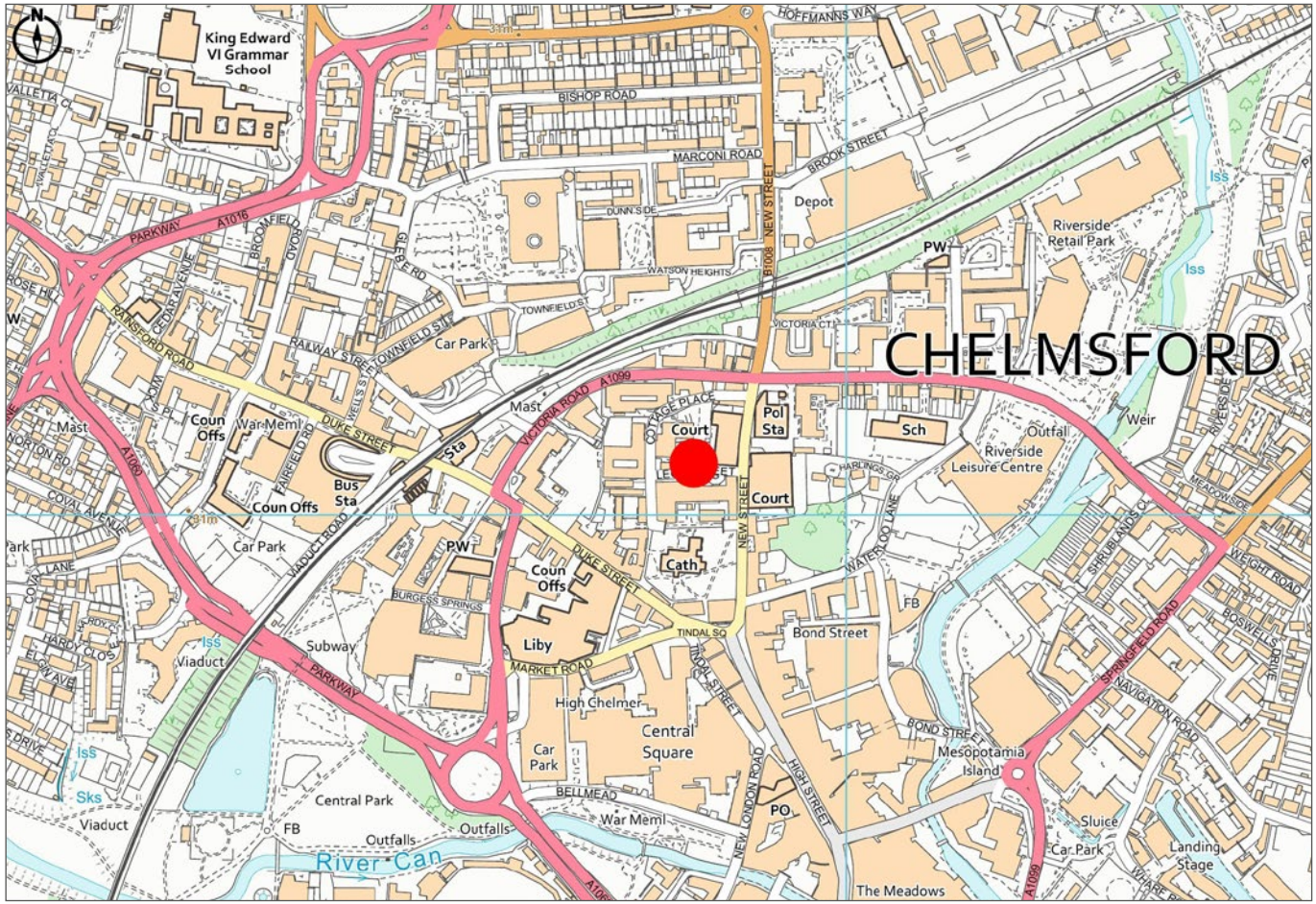
Chelmsford is the County Town of Essex, located approximately 30 miles northeast of London and 22 miles southwest of Colchester. Chelmsford was granted City status in 2012.

## Description

A terrace of five dilapidated domestic scale garages and yard currently used as car parking.

## Site Area

Approximately 206 m$^2$/2,217 sq. ft/0.05 acres.
(measured by digital mapping).



# Land at Legg Street, Chelmsford, Essex, CM1 1AH

## Planning

Planning consent was granted by Chelmsford City Council in June 2025 (Ref. 24/01774/FUL) for "demolition of former garage block and proposed 9 residential apartments, with associated parking, soft landscaping and cycle and refuse storage".

Interested parties should consult their professional advisors or Chelmsford City Council as regards the planning consent granted and any obligations attached thereto. We are advised that the CIL payable is £168,865.18.

## Proposed Accommodation

Ground Floor

1 car parking space, lobby, lift core, bin and bike stores.

First Floor

2 bed/3 person flat 66m²/710 sq. ft
1 bed/2 person flat 51m²/549 sq. ft

Second Floor

2 bed/3 person flat 66m²/710 sq. ft
1 bed/2 person flat 51m²/549 sq. ft

Third Floor

2 bed/3 person flat 66m²/710 sq. ft
1 bed/2 person flat 51m²/549 sq. ft

Fourth Floor

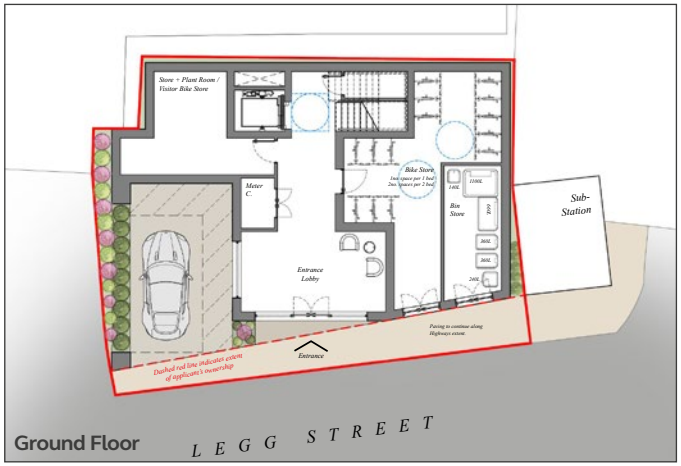
2 bed/3 person flat 66m²/710 sq. ft
1 bed/2 person flat 51m²/549 sq. ft

Fifth Floor

2 bed/4 person penthouse 88m²/947 sq. ft

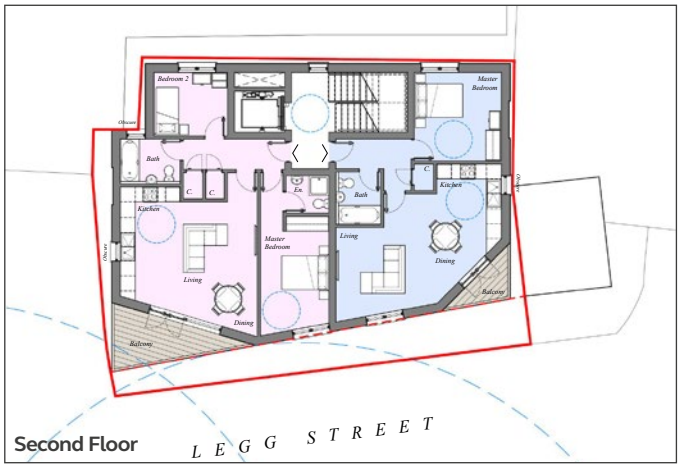
## Terms

The property will be sold freehold with vacant possession.

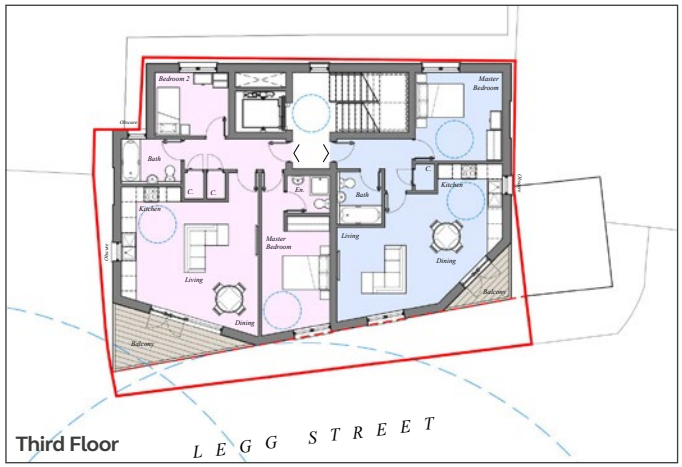


Ground Floor

First Floor

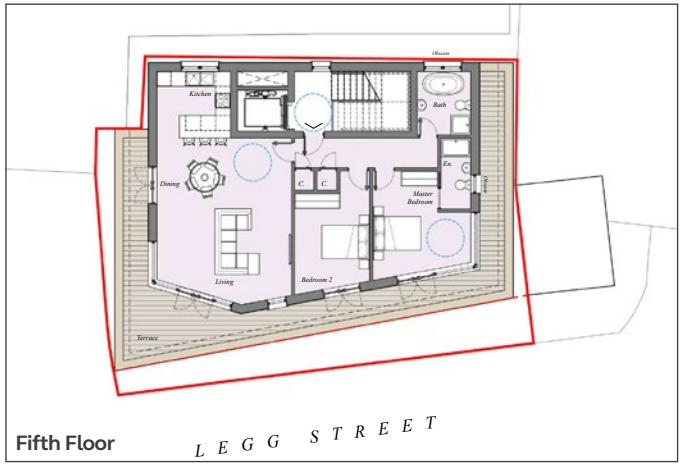


Second Floor



Third Floor

Fourth Floor



Fifth Floor

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## Guide Price
Offers In Excess Of £550,000.

## VAT
Sale of the property will not be subject to VAT.

## Viewing
The site is fenced off but can be viewed at any time from the roadside.

## Legal Fees
Each party to bear their own costs incurred in this transaction.

## Contact
All enquiries to be directed to the sole agent:

## Contact
**Mike Lawrence**
Tel: 01245 358988 / 07976 562922
Email: mike.lawrence@kemsley.com

Reference: AC2806

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