

# FOR SALE

Detached house with yard and outbuildings  
0.25 acres (0.1 hectares)

212 & Rear of 214-224 Baddow Road,  
Chelmsford, Essex, CM2 9QR

Image taken from Promap

- 2/3 bedroom detached house - vacant
- Of interest to investors and occupiers
- Part vacant, part income producing
- Development potential – subject to planning

**KEMSLEY** LLP  
LAND & DEVELOPMENT

[www.kemsley.com](http://www.kemsley.com)

## 212 & Rear of 214-224 Baddow Road, Chelmsford, Essex, CM2 9QR

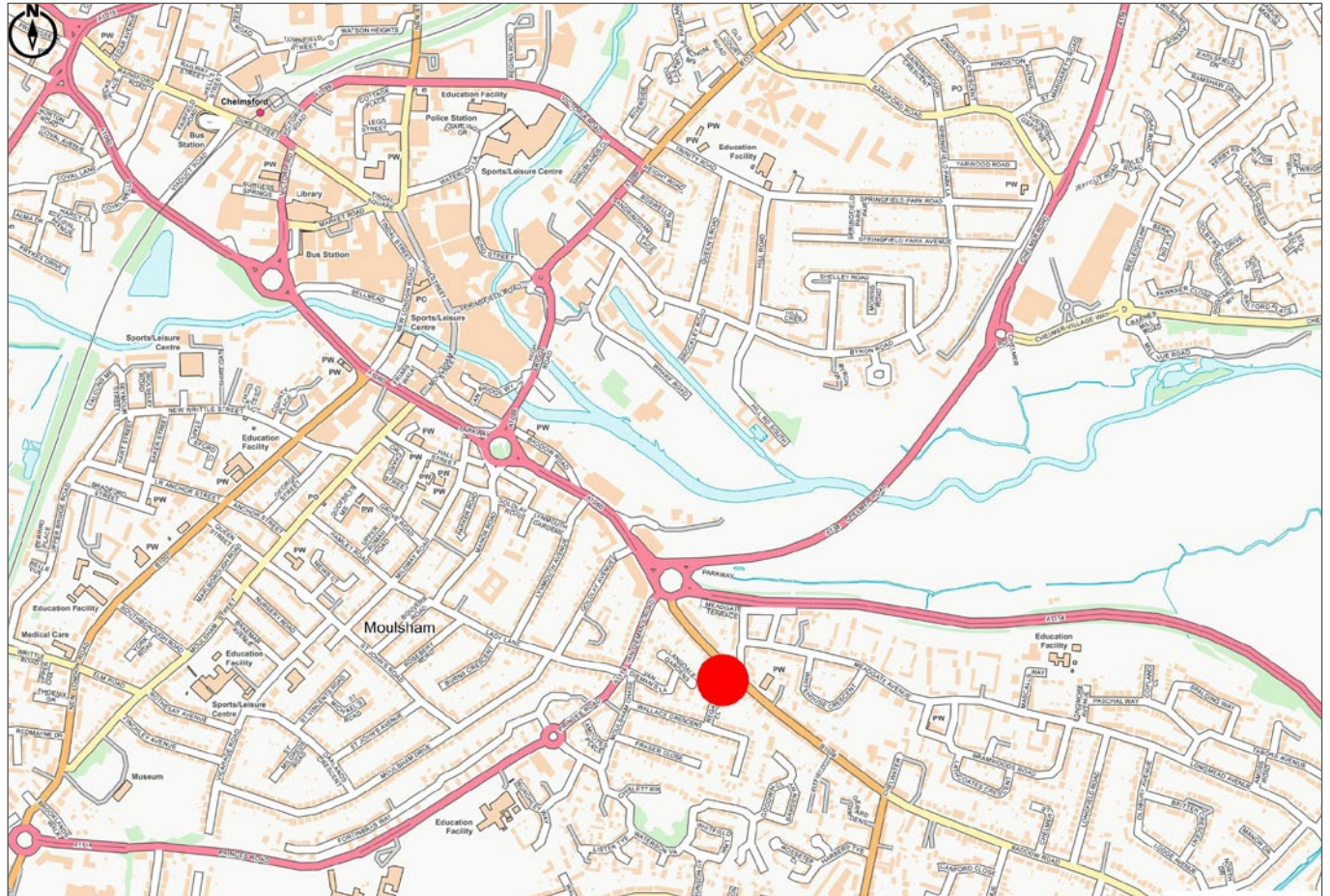
### Location

The subject property is located on the southern side of Baddow Road, a busy thoroughfare on the outskirts of Chelmsford city centre with access to same via the Army & Navy roundabout and Parkway. Baddow Road is dominated by residential properties along its length in addition to small retail/commercial properties, a public house and petrol station.

Chelmsford city centre offers regional shopping to include John Lewis amongst other nationally recognised retailers within High Chelmer and High Street shopping areas. Mainline rail services run from Chelmsford railway station between Ipswich and London Liverpool Street (circa 35 minutes), and the city has numerous desirable schools such as King Edward Grammer School and County High School for Girls.

### Description

The property comprises a detached residential dwelling to the Baddow Road frontage known as 212 Baddow Road. At the rear of 212 Baddow Road are a number of stores/outbuildings, one being vacant, the other buildings being occupied on a commercial lease basis. The remainder of the property comprises yard space and garden land to the rear of residential properties which may offer potential for alternative use and/or development subject to obtaining the necessary planning consents.



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## Site Area

We have measured the site via digital mapping and understand same extends to approximately 0.1 hectares (0.253 acres).

## Floor areas

|                  |                                                                                            |
|------------------|--------------------------------------------------------------------------------------------|
| House            | 96m <sup>2</sup> /1,027 ft <sup>2</sup><br>(2/3 bedrooms, kitchen, 2 receptions, bathroom) |
| Cabin            | 19m <sup>2</sup> /206 ft <sup>2</sup>                                                      |
| Main outbuilding | 79m <sup>2</sup> /845 ft <sup>2</sup>                                                      |
| Garage           | 23m <sup>2</sup> /248 ft <sup>2</sup>                                                      |

The above floor areas are stated on a Gross Internal Area basis.

## Tenure

Freehold.

## Tenancy

The Main Outbuilding, Cabin and part yard are used by a counselling service and occupied under formal agreements which expired on 27th October 2024. The occupier is holding over, paying a rent of £9,000 per annum. Copies of the agreements are available upon request. You should take legal advice in respect of any rights the occupier may have acquired.

## EPC Rating

Outbuildings – E

House – E

## Council Tax/Business Rates

House – Band D

Outbuildings – £7,100 (Offices and premises)



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**Guide Price**  
£500,000.

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

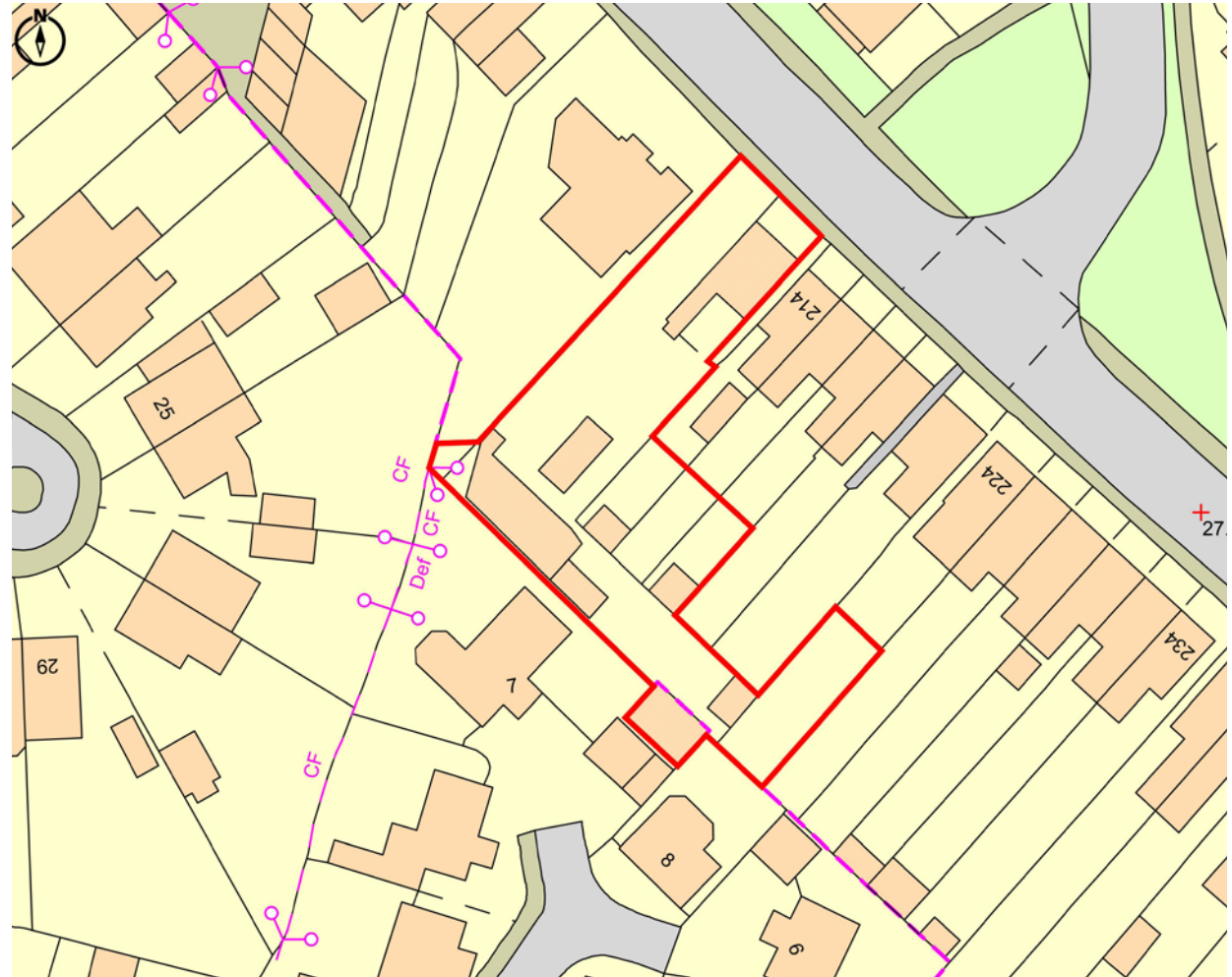
**Viewing**  
Strictly by prior appointment with sole agents Kemsley LLP.

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

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