

**FOR SALE**

## F2 Premises/Meeting Hall

1,615 sq. ft. (150 m<sup>2</sup>)

## 12 SPRINGFIELD GREEN

Chelmsford, Essex, CM1 7HR

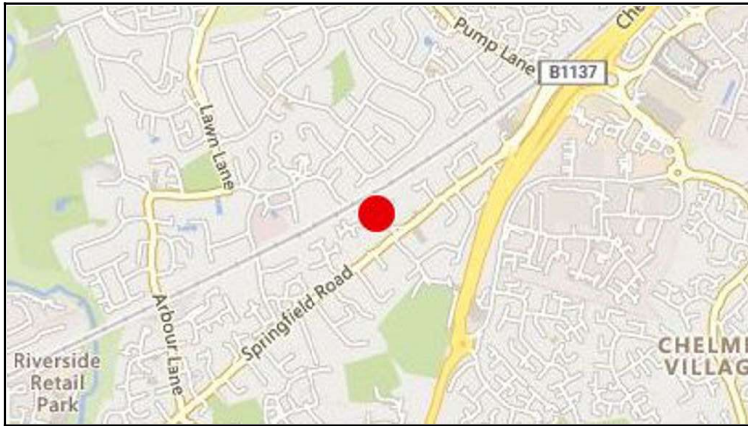


- Single storey premises
- Within a predominately residential area
- Accessible from Chelmsford city centre
- Self-contained site totalling 5,350 sq. ft.
- Springfield Green and Coronation Park nearby
- Alternative use potential (subject to planning)

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**

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



## LOCATION

The property is located on Springfield Green which leads to Springfield Road. Within the Chelmsford suburb of Springfield, 12 Springfield Green is bordered by residential on all sides. Springfield Road provides direct access to the high street and junction 19 of the A12.

## DESCRIPTION

12 Springfield Road is a single storey meeting hall of wooden construction. The property is arranged to provide entrance lobby, hall, kitchen, W/C's and stores plus three external wood sheds situated within a regular shaped plot with car parking and access to the front. The property benefits from mains services.

## ACCOMMODATION

**Total** **1,615 sq. ft. (150 m<sup>2</sup>)**  
**Site area** **5,350 sq. ft. (497 m<sup>2</sup>)**

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

The property is offered for sale upon freehold terms via Informal Tender. The bid deadline is midday Thursday 8th October 2026.

## PRICE

Offers in excess of £200,000 exclusive.

## PLANNING

Interested parties are advised to make their own enquiries of Chelmsford City Council.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Interested parties are advised to make their own enquiries of Chelmsford City Council.

## EPC

The property has an EPC rating of F - 128.

## LEGAL FEES

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

## CONTACT

Strictly by appointment via sole agents:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Jake Iliffe

Tel: 01245 342043 / 07946 482998

Email: jake.iliffe@kemsley.com

Ref: TC/SF/AC3024



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



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Our Ref: TC/SF/AC3024



18<sup>th</sup> September 2026

113 NEW LONDON ROAD  
CHELMSFORD • ESSEX • CM2 0QT

T: 01245 358988

To Whom It May Concern

property@kemsley.com  
www.kemsley.com

**12 Springfield Green, Chelmsford, Essex, CM1 7HR**

Our Clients have instructed us to advise all interested parties that they must submit their formal offer, subject to contract by:

**12pm Midday on Thursday, 8<sup>th</sup> October 2026**

In order for the Vendors to consider your proposal it should be in writing (by post or email), preferably using the enclosed proforma, and must give all relevant details as stated below:

- 1 Your full name(s) address and telephone numbers
- 2 The amount of your offer in figures and words in pounds sterling (no escalating bids)
- 3 The name and address of your solicitors
- 4 Confirmation of the basis of your offer i.e. cash, mortgage details, subject to the sale of another property etc. with supporting evidence of your funding and your ability to proceed expeditiously
- 5 Timescales to exchange and complete

We confirm this is not a binding contract to purchase but an invitation to agree the purchase price. We would also like to point out that the Vendors reserve the right not to accept the highest nor indeed any bid.

It is hoped that an early decision can be given as to acceptance or otherwise of any offer.

Your offer should be addressed to Tim Collins or Jake Iliffe by post to Kemsley LLP 113 New London Road, Chelmsford, CM2 0QT or by email to [tim.collins@kemsley.com](mailto:tim.collins@kemsley.com) or [jake.iliffe@kemsley.com](mailto:jake.iliffe@kemsley.com) and clearly marked "12 Springfield Green, Chelmsford - Offer".

It is recommended that all purchasers seek their own independent professional advice in respect of the acquisition of this property.

Yours sincerely

**Tim Collins BA (Hons)**

Director

Kemsley LLP

Direct line: 01245 342042

Mobile: 07720 806194

Email: [tim.collins@kemsley.com](mailto:tim.collins@kemsley.com)



Basildon, Chelmsford, London, Rainham, Watford.

Kemsley LLP is a limited liability partnership registered in England number OC 326192  
The registered office address is 113 New London Road, Chelmsford, Essex CM2 0QT

**TENDER PROFORMA – 12 SPRINGFIELD GREEN,  
CHELMSFORD, ESSEX CM1 7HR**



|                   |                                                                                                                                  |                 |        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------|--------|
| BID DEADLINE      | <b>12 noon<br/>Thursday 8<sup>th</sup> October 2026</b>                                                                          | KEMSLEY<br>REF: | AC3024 |
| PROPERTY:         | 12 Springfield Green, Chelmsford, Essex, CM1 7HR                                                                                 |                 |        |
| PURCHASER:        | Name<br><br>Registered Address<br><br>Correspondence Address<br><br>F.A.O<br>Tel<br>Mobile<br>Email                              |                 |        |
| TENURE:           | Freehold                                                                                                                         |                 |        |
| YOUR OFFER PRICE: | £                                                                                                                                |                 |        |
| DEPOSIT:          | £ / % purchase price<br>Refundable / non-refundable / other                                                                      |                 |        |
| EXCHANGE:         | days/weeks/months<br>Conditions:-                                                                                                |                 |        |
| COMPLETION:       | days/weeks/months<br>Conditions:-                                                                                                |                 |        |
| FUNDING:          | Cash / bank funding / pension fund (delete as appropriate)<br><br>Details of bank / lenders<br><br>Proof of funding attached Y/N |                 |        |

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|                       |                                                                                                                                       |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| PURCHASER AGENT:      | Company<br>Address<br><br><br><br><br><br><br><br>F.A.O<br>Tel<br>Mobile<br>Email                                                     |
| PURCHASERS SOLICITOR: | Company<br>Address<br><br><br><br><br><br><br><br>F.A.O<br>Tel<br>Mobile<br>Email                                                     |
| CONDITIONS / OTHER:   | Please insert here any conditions that form part of your offer, or information you may feel will help consideration of your proposal: |