

THE CHERRY TREE, CHERRY GARDEN LANE CHELMSFORD, ESSEX CM2 0BL

**HIGH QUALITY RESIDENTIAL
/CARE HOME DEVELOPMENT OPPORTUNITY**

0.311 HECTARES (0.76 ACRES)



FOR SALE FREEHOLD

- * Approx 1 mile south west of Town Centre *
- * Outline Planning Granted for Residential Development *
- * Planning Permission for C2 Extra Care Use *
- * High Quality Housing Area *

Grove House, 114 New London Road, Chelmsford CM2 0RG

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- LOCATION:** The site is located south west of the town centre adjacent the South Lodge Hotel and the junction of Writtle Road and New London Road.
- DESCRIPTION:** The property comprises a former public house with large rear garden, ancillary buildings and parking to the side. The northern boundary backs on to open space and playing fields. A nursery school and hotel form the eastern boundary and the western boundary is bordered by existing residential housing. The property offers considerable potential for refurbishment/extension of the existing building or redevelopment of the whole.
- PLANNING:** The site is shown in the Adopted Chelmsford Borough Local Plan as being zoned for residential use and is outside the New London Road Conservation Area.
- Outline Planning Permission (no. 07/00617/OUT dated 10 July 2007) has been granted for the *“Removal of redundant public house and erection of 12 no. residential units and one A1 unit (scale, layout and access not reserved for subsequent approval)”*.
- Planning Permission (no. 08/01169/FUL dated 19 May 2009) has been granted on appeal for the *“Redevelopment of the site* to form 60 extra care units for the frail elderly, communal facilities including lounge and restaurant, car parking and landscaping at the site of the Cherry Tree Public House and 1 & 2 Cherry Garden Lane..”*. [* The permission includes land that does not form part of the property now offered for sale].
- ACCOMMODATION:** Site Area: 0.31 hectares (0.76 acres)
- TERMS:** The site is available for sale freehold subject to contract. The Vendor reserves the right to exclude a one metre strip of land along the northern boundary and a right of way thereto for all purposes.
- The Public House has been closed since 2004.
- PRICE:** Substantial offers invited for the whole subject to contract.
- LEGAL COSTS:** Each party to bear their own legal costs.
- VIEWING:** Strictly by appointment through the sole agent:-
Fenn Wright, Grove House, 114 New London Road Chelmsford, CM2 0RG
- CONTACT:** **ROGER HAYWARD - Tel: 01245 261226**

Messrs. Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
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