



1-5 Chelmsford Road  
Shenfield CM15 8RG



## Freehold development opportunity

- Planning permission has been granted for the first-floor rear extension and conversion of the first floor into 2 flats (1 x 1 bedroom and 1 x 2 bedroom) with rear balcony, bike storage and conversion of existing A1 shop into 2 commercial units for A1/A2 use
- Site measuring approximately 4,188ft<sup>2</sup>
- 9-minute walk to Shenfield station and high street
- Freehold
- Commercial unit for sale: 375ft<sup>2</sup> approx
- Commercial unit being retained by seller: 2,400ft<sup>2</sup> approx
- Offers in excess of £325,000

### Description

The site occupies the corner at the junction of Chelmsford Road and Hutton Road within Shenfield. Planning permission has now been granted for the first-floor rear extension and conversion of the first floor into 2 flats (1 x 1 bedroom and 1 x 2 bedroom) with rear balcony, bike storage and conversion of existing A1 shop into 2 commercial units for A1/A2 use.

### Buyers note

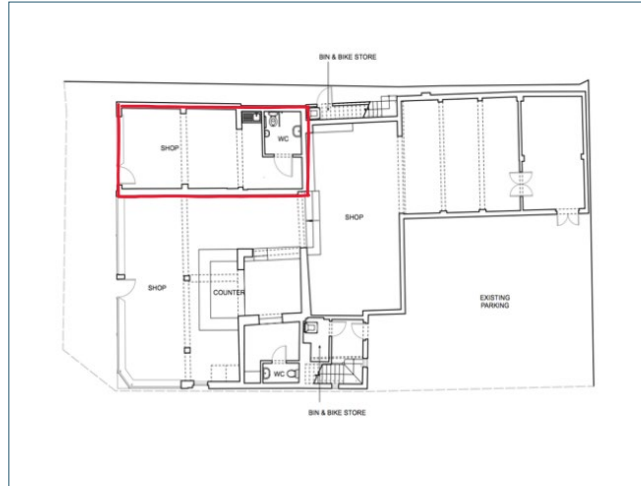
The seller is already retaining the 2,400ft<sup>2</sup> commercial space which will carry on operating as the bike shop, however the seller is also open to retaining the 375ft<sup>2</sup> commercial space as per the planning drawings however the enabling works will still need to be undertaken by the buyer. Either way the commercial element will be handed back to the seller on a 999 years leasehold. If the 375ft<sup>2</sup> of commercial space is to be handed back, our client will entertain offers in excess of £275,000.

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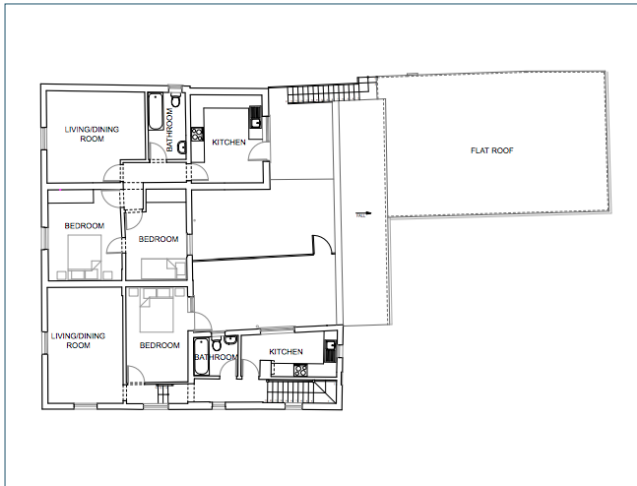
Existing site



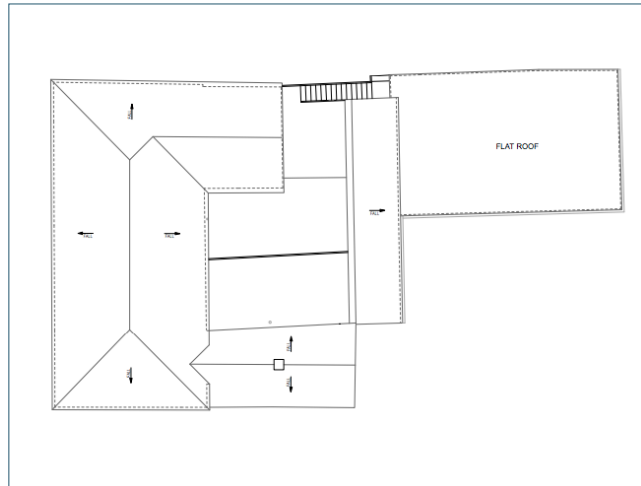
Proposed ground floor plan



Proposed first floor plan



Proposed roof floor plan



Proposed residential schedule

Unit	Type		Beds	GIA (sq m)	GIA (sq ft)
1	Apartment	Conversion	1	50	538
2	Apartment	Conversion	2	61	657
<b>Total GIA</b>				<b>111</b>	<b>1,195</b>

Proposed commercial schedule

Unit	Floor	Type		GIA (sq m)	GIA (sq ft)
1	Ground	A1/A2		35	375
<b>Total GIA</b>				<b>35</b>	<b>375</b>

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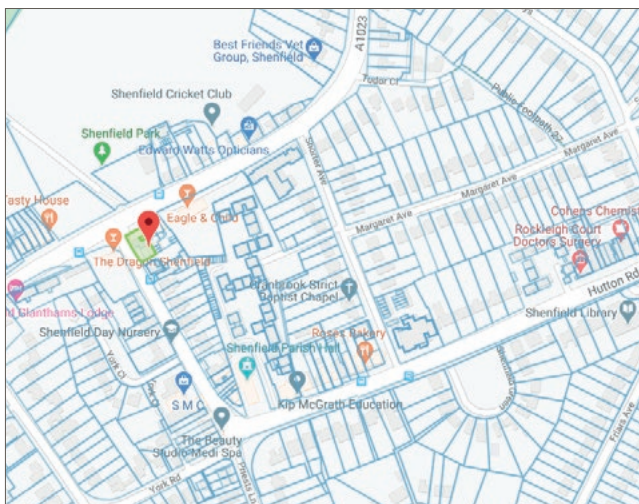
## Location

Shenfield serves predominantly as a dormitory town for commuters to London and surrounding towns such as Romford and Basildon. This is facilitated by easy access to the A12 and the M25 and rail services. Shenfield's sporting areas include the Courage playing fields on the Chelmsford Road and playing fields on Alexander Lane, next to Shenfield High School. The courage playing fields contain a play area and cricket pitch used by Shenfield Cricket club. Brentwood Highstreet is within a 20-minute walk where you can find all of the local amenities including restaurants, bars and supermarkets. There are also a number of very highly rated primary and secondary schools local to the property, with Brentwood preparatory and junior schools being within a 20-minute walk away. Shenfield High School is within a 10-minute walk.

## Transport

Shenfield railway station is on the Great Eastern Main Line and is a junction for services for Southend. Services are operated by Greater Anglia. Shenfield is also the terminus for the all stops service to London Liverpool Street operated by TFL Rail, with off-peak frequencies of 6 trains per hour. The station is at the eastern end of the high street. Currently, fast train services reach Liverpool Street in between 20-25 minutes. Main train services take 40 minutes to reach Liverpool Street. The Crossrail will also be arriving within the near future where the current station will undergo dramatic re-development.

## Site plan



George Grenfell 01992 660204  
[george.grenfell@highfield-investments.co.uk](mailto:george.grenfell@highfield-investments.co.uk)

## Planning permission

Planning permission has been granted for the addition of first floor rear extension and conversion of first floor into 2 flats (1No. x1 bed and 1No. x2 bed) with rear balcony and bike storage, conversion of existing A1 shop into 2 units for A1/A2 use.

## Access

The site can initially be viewed from the roadside.

## Additional information

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

## Financial contributions

We understand that the site is not liable for any financial contributions.

## VAT

We have been advised that VAT is not applicable.

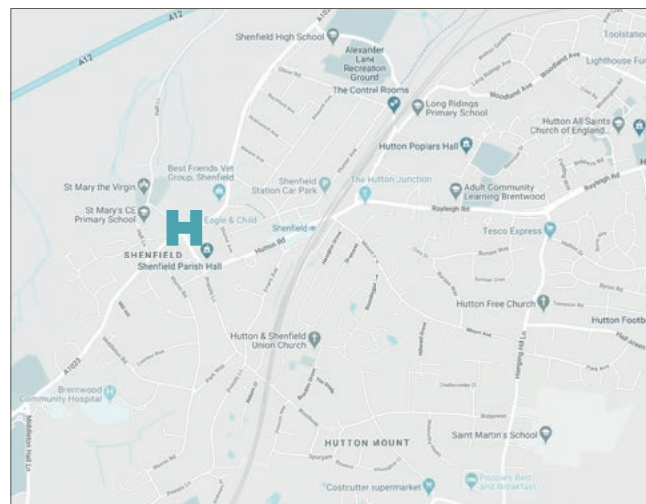
## Tenure

Freehold.

## Terms

We are inviting offers in excess of £325,000 for the freehold interest.

## Area map



Charles Grenfell 01992 660204  
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