



Coval Hall, Rainsford Road, Chelmsford CM1 2QF

EXCITING OPPORTUNITY TO ACQUIRE THE FREEHOLD INTEREST OF AN ATTRACTIVE OFFICE BUILDING WITH POTENTIAL FOR CONVERSION OR REDEVELOPMENT, SUBJECT TO PLANNING PERMISSION

NEWMARK



Opportunity

- Opportunity to acquire a Grade II listed former manor house converted for office use (Use Class E)
- Set within attractive grounds comprising a large car park with parking for approximately 18 cars and a lawned garden surrounding the property
- 9,749 sq ft GIA - 7,830 sq ft NIA
- Site area extending to 0.45 acres (0.18 hectares)
- Offers are invited for the freehold interest on an unconditional or conditional subject to planning basis
- The property is offered with vacant possession
- Opportunity for conversion or redevelopment to alternative uses including education, nursery and residential (subject to obtaining the necessary planning permission)

LOCATION AND SITUATION

The property is centrally located within Chelmsford city centre within close proximity of Chelmsford train station. Chelmsford is Essex's county city and blends period architecture, modern amenities and expansive green space, which is attractive for residents, occupiers and investors alike.

Chelmsford Station is a key transport hub, providing frequent direct services to London Liverpool Street in around 35 minutes, making it a highly sought-after location for commuters.

In addition to its transport links, Chelmsford offers a range of amenities, including shopping centres, restaurants, and leisure facilities, making it a desirable place to live and work.

CONNECTIVITY

The site benefits from excellent connectivity.



ROAD

- **Chelmsford Railway Station**
0.2 miles east
- **A1016**
0.4 miles west
- **London**
33 miles north west
- **Cambridge**
45 miles north east



RAIL

- **Chelmsford Railway Station**
0.2 miles east
- **Colchester Town**
25 minutes
- **London Liverpool Street**
35 minutes
- **Ipswich**
45 minutes
- **Clacton-on-Sea**
55 minutes



DESCRIPTION

Coval Hall represents an exciting opportunity to acquire a freehold office building located in Chelmsford city centre. The site is well suited for continued office use or for conversion or redevelopment for alternative uses, subject to planning.

The property comprises a former Grade II Listed manor house converted for use as offices, arranged over ground, first and second floor levels, with a large car park and lawned garden to the rear. The property has been reconfigured and extended to the rear and comprises office accommodation.

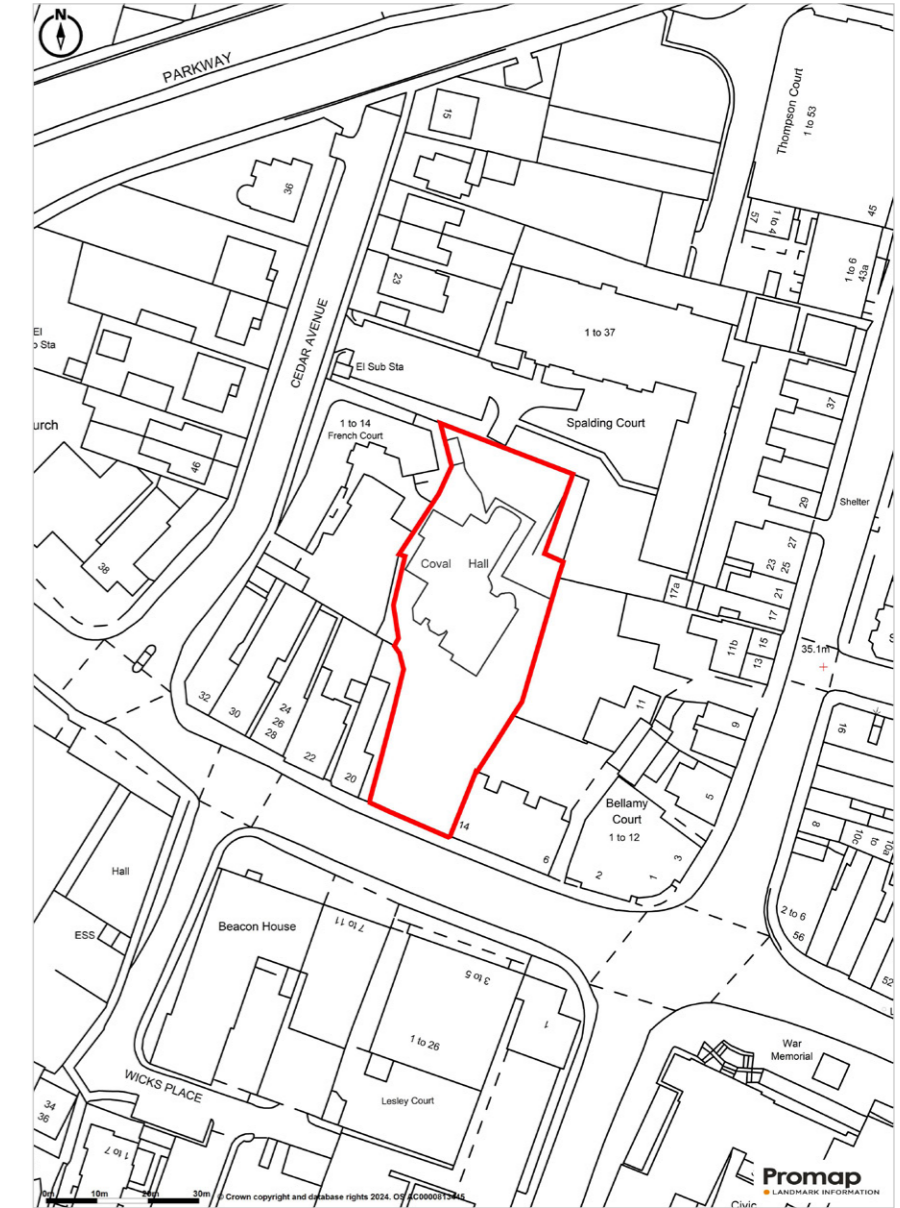
The original manor house was constructed in the early 18th century and retains its hallmark period character which has been complimented with modern office accommodation to the rear.

The extension to the rear comprises of purpose-built office accommodation arranged over ground, first and second floor levels, and is interconnected with the original Listed building at ground and first floor levels.

Internally, the ground floor comprises of cellular office accommodation with ancillary WC, reception and kitchen facilities. At first and second floor levels, the accommodation principally consists of open plan office accommodation with individual meeting rooms and private offices, and ancillary WC accommodation.

Externally, there is a good-sized garden to rear which is part gravel part lawned. There is also a large private car park with parking for approximately 18 cars to the front of the property, with vehicular access directly off Rainsford Road.

The site extends to approximately 0.45 acres (0.18 hectares).



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following gross and net internal areas:

ACCOMMODATION	GIA SQ M	GIA SQ FT	NIA SQ M	NIA SQ FT
Ground	397.6	4,280	303.5	3,267
First	373.7	4,023	293.2	3,157
Second	134.3	1,446	130.6	1,406
Total	905.6	9,749	727.3	7,830

PLANNING AND DEVELOPMENT

The property is located within the jurisdiction of Chelmsford City Council. The property is Grade II Listed and is located in Chelmsford Central Conservation Area.

The property falls within Use Class E of the Town and Country Planning (Use Classes) Order 1987.

The property offers considerable potential to be converted or redeveloped for alternative uses, subject to planning permissions.

Prospective purchasers should make their own enquiries of the local authority.

TENURE

Freehold with Vacant Possession.

EPC

BUILDING	EPC RATING
Coval Hall	D

SERVICES

We are advised that the property is served by mains electricity, gas, water and drainage services.

PROPERTY

The property is not elected for VAT.

OFFERS

We are inviting offers on behalf of the vendor for the freehold interest on an unconditional and conditional (subject to planning) basis, by way of informal tender.

Further details on the sale process will be issued in due course.

VIEWINGS AND FURTHER INFORMATION

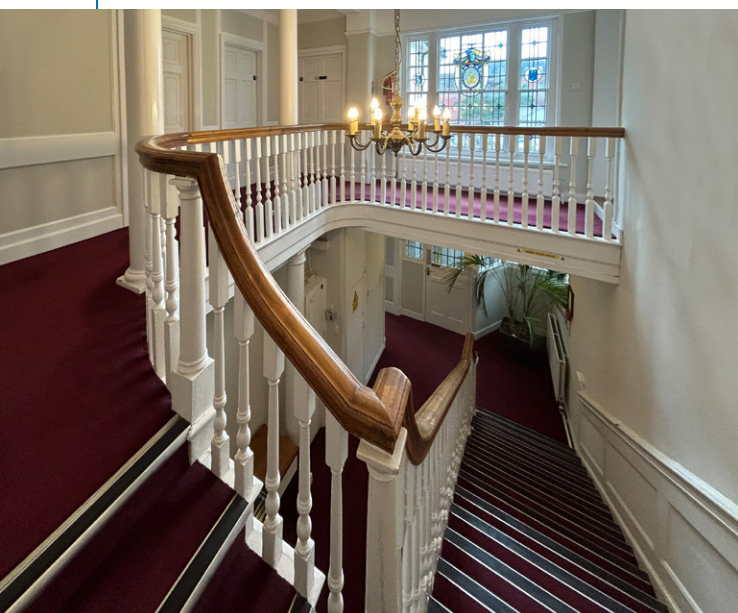
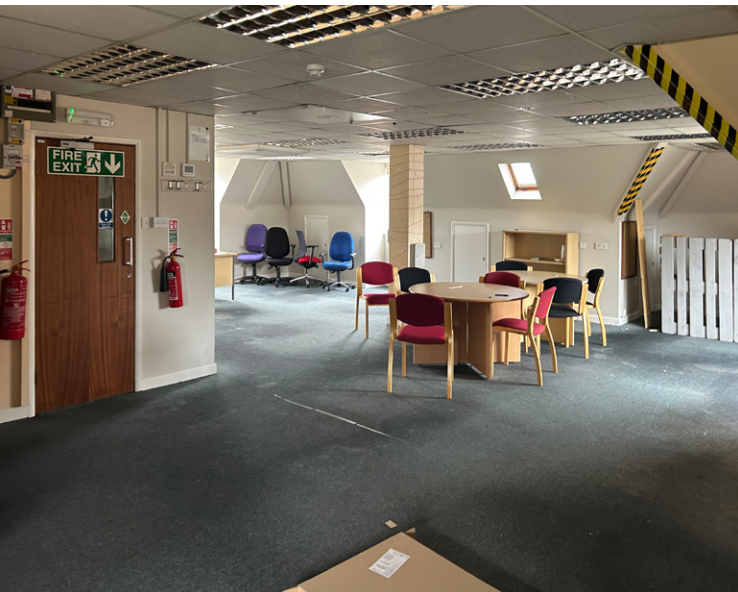
Viewings should be arranged strictly via appointment through sole agents, Newmark. No parties are to attend the property without appointment. We will be arranging viewing days in due course.

The following information is available to download from a data site with access provided on request:

- Copies of Land Registry entries
- EPC Certificate
- Photographs

For more information please contact Will Fennell, Will Ingleby or Paul Greenwood.





Contacts

For further information please contact:

Will Fennell
Mobile: +44 (0)782 6353 290
Tel: +44 (0)20 7333 6399
Will.Fennell@nmrk.com

Will Ingleby
Mobile: +44 (0)78 9906 2465
Tel: +44 (0)20 7518 7258
William.Ingleby@nmrk.com

Paul Greenwood
Mobile: +44 (0)758 453 4462
Tel: +44 (0)20 3486 3721
Paul.Greenwood@nmrk.com

NEWMARK

DISCLAIMER

Newmark Gerald Eve LLP ("Newmark"), is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term "partner" is used to refer to a member of Newmark Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Newmark, nor any partner, or any employee or consultant thereof (or any such person in respect of Newmark GE Services LLP) ("Newmark Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Newmark and/or any Newmark Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Newmark may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors / Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Newmark from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: <https://www.nmrk.com/notices>

Particulars issued May 2026.