

# FOR SALE

Residential Development Opportunity  
9 flats – Planning Consent Granted

Land at Legg Street, Chelmsford,  
Essex, CM1 1AH



- City centre location, close to Chelmsford train station
- Close to Anglia Ruskin University
- 4x 1 bed flats, 5x 2 bed flats
- Short walk to shops, restaurants, cinemas etc.

**KEMSLEY** LLP  
LAND & DEVELOPMENT

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

Kemsley LLP, 113 New London Rd, Chelmsford, Essex, CM2 0QT

# Land at Legg Street, Chelmsford, Essex, CM1 1AH

## Location

The property is located on the northern side of Legg Street within Chelmsford city centre where a mix of residential and office buildings are situated, close to Chelmsford Cathedral and a short walk to shops, restaurants and cinemas. The property is a short walk from Chelmsford train station where Greater Anglia services run in to London Liverpool Street (35 minutes) making the proposed accommodation ideal for commuters. Anglia Ruskin University is also nearby so the proposed accommodation may also be of interest to students and investors.

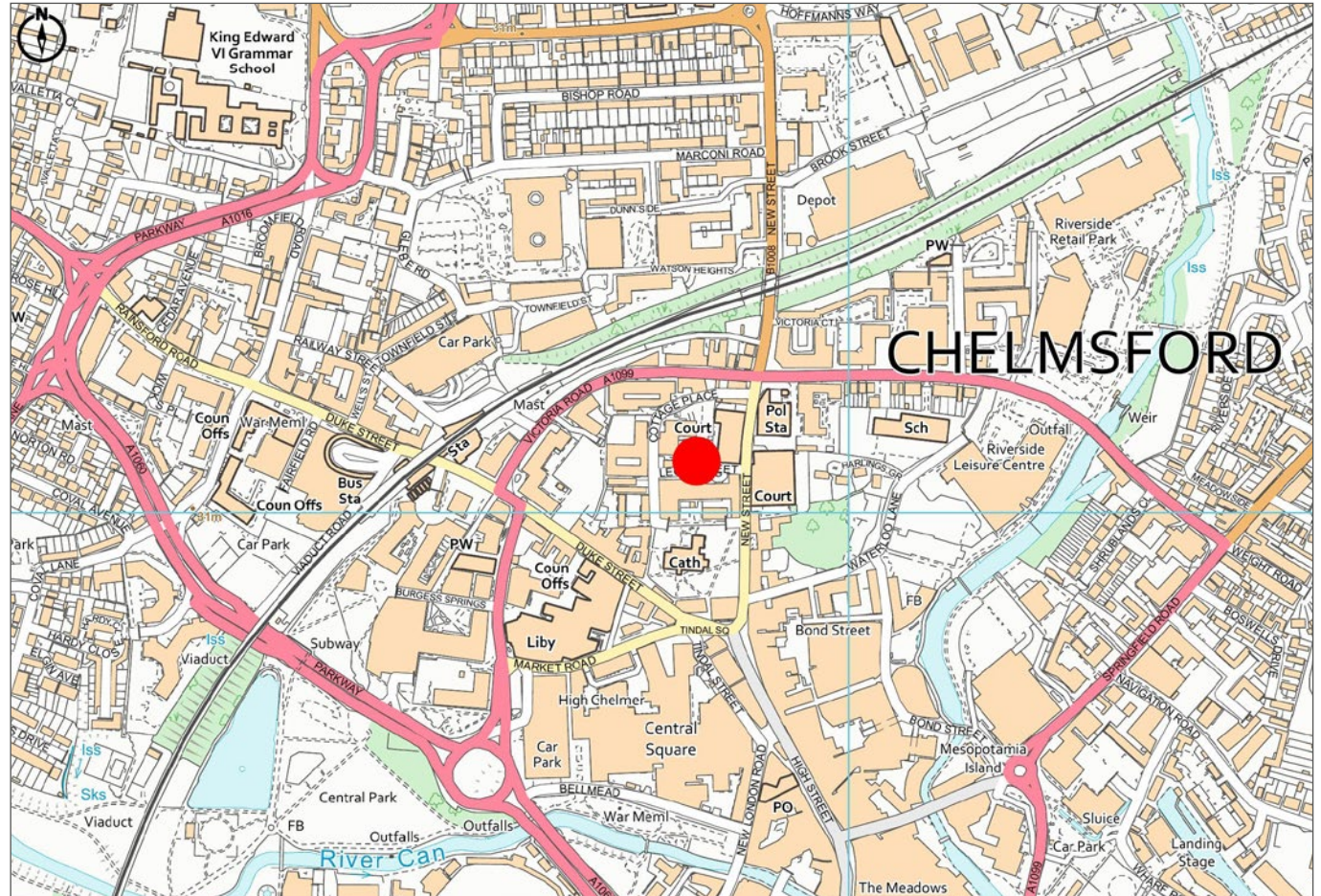
Chelmsford is the County Town of Essex, located approximately 30 miles northeast of London and 22 miles southwest of Colchester. Chelmsford was granted City status in 2012.

## Description

A terrace of five dilapidated domestic scale garages and yard currently used as car parking.

## Site Area

Approximately 206 m<sup>2</sup>/2,217 sq. ft./0.05 acres. (measured by digital mapping).



# Land at Legg Street, Chelmsford, Essex, CM1 1AH

## Planning

Planning consent was granted by Chelmsford City Council in June 2025 (Ref. 24/01774/FUL) for “demolition of former garage block and proposed 9 residential apartments, with associated parking, soft landscaping and cycle and refuse storage”.

Interested parties should consult their professional advisors or Chelmsford City Council as regards the planning consent granted and any obligations attached thereto. We are advised that the CIL payable is £168,865.18.

## Proposed Accommodation

### Ground Floor

1 car parking space, lobby, lift core, bin and bike stores.

### First Floor

2 bed/3 person flat 66m<sup>2</sup>/710 sq. ft  
1 bed/2 person flat 51m<sup>2</sup>/549 sq. ft

### Second Floor

2 bed/3 person flat 66m<sup>2</sup>/710 sq. ft  
1 bed/2 person flat 51m<sup>2</sup>/549 sq. ft

### Third Floor

2 bed/3 person flat 66m<sup>2</sup>/710 sq. ft  
1 bed/2 person flat 51m<sup>2</sup>/549 sq. ft

### Fourth Floor

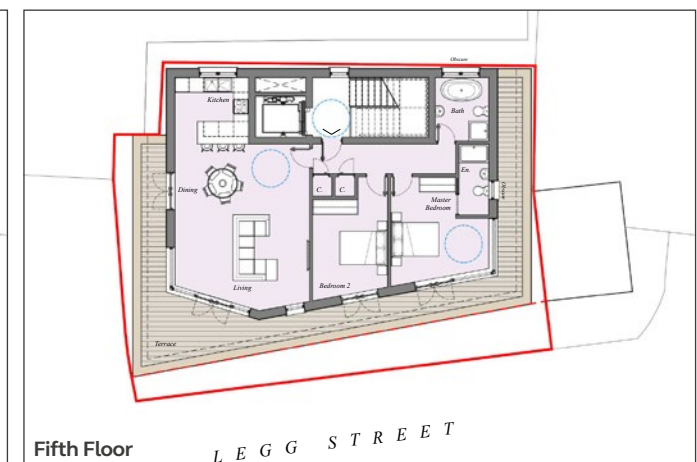
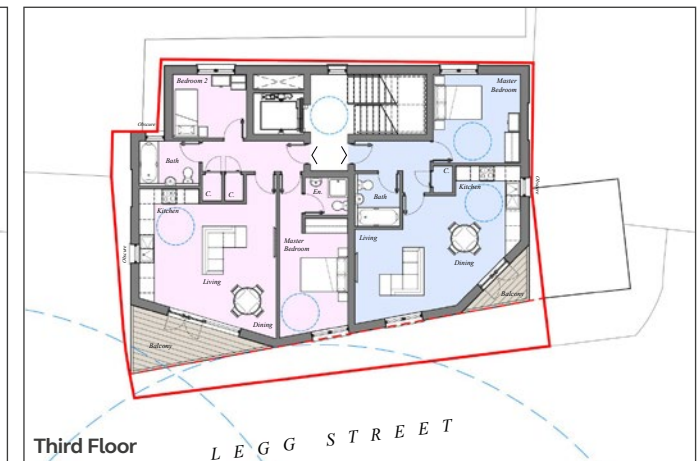
2 bed/3 person flat 66m<sup>2</sup>/710 sq. ft  
1 bed/2 person flat 51m<sup>2</sup>/549 sq. ft

### Fifth Floor

2 bed/4 person penthouse 88m<sup>2</sup>/947 sq. ft

## Terms

The property will be sold freehold with vacant possession.



# Land at Legg Street, Chelmsford, Essex, CM1 1AH



## Guide Price

Offers In Excess Of £700,000.

## VAT

Sale of the property will not be subject to VAT.

## Viewing

The site is fenced off but can be viewed at any time from the roadside.

## Legal Fees

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

## Contact

All enquiries to be directed to the sole agent:

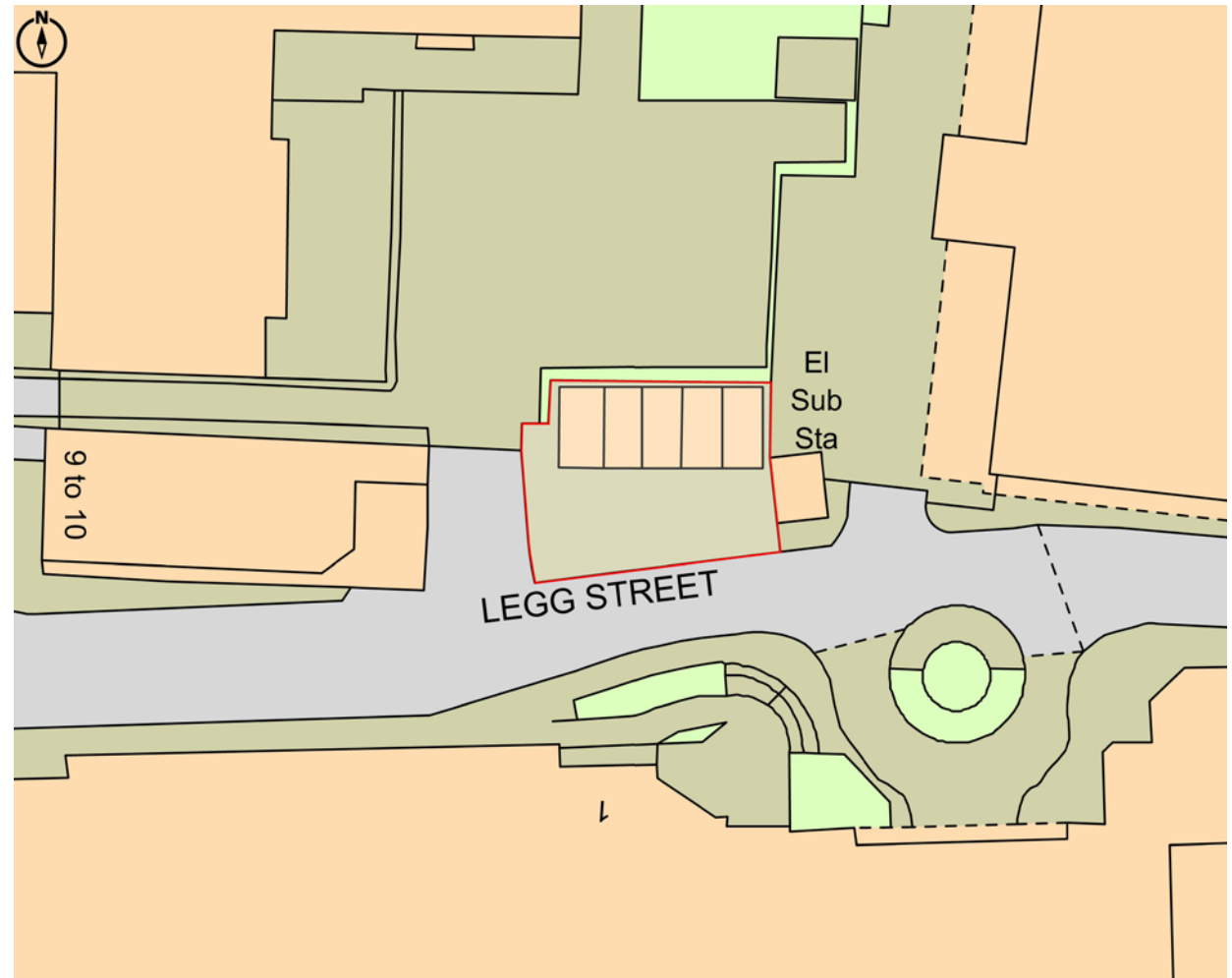
## Contact

**Mike Lawrence**

Tel: 01245 358988 / 07976 562922

Email: [mike.lawrence@kemsley.com](mailto:mike.lawrence@kemsley.com)

Reference: AC2806



**KEMSLEY**  
LLP  
PROPERTY CONSULTANTS

**01245 358988**  
[www.kemsley.com](http://www.kemsley.com)

Kemsley LLP for themselves and for the vendors 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 (July 2025).

Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' should read as referring to Kemsley LLP.