



Skidders Lane  
Chelmsford Essex CM2 8RH  
Guide Price £595,000



## Skidders Lane, Chelmsford, Essex CM2 8RH

A wonderful opportunity situated within the heart of Galleywood, planning permissions passed and building regulations already approved to convert the current building into TWO, semi detached family homes.

Plans are approved for two semi detached homes. Plot 1 is 112m<sup>2</sup> and offers three bedrooms and Plot 2 is 150m<sup>2</sup> offers four bedrooms, arranged over two floors and offering a contemporary layout to the ground floor. Provision has been made to the left-hand side of the property for two parking spaces per property, that are within an oak cart lodge. There are also two spaces between the cart lodge and the road, these have been approved by planning. Also there are gardens for both with north easterly aspect gardens.

Located almost where Skidders lane meets Watchouse Road, this prime location will appeal to buyers seeking close proximity to excellent schooling and both Galleywood and Chelmsford City amenities, coupled with enviable transport links. As stated, planning permission has been approved 22/01332/FUL, pre-commencement conditions have been discharged (to our knowledge), including the RAMS payment settled for the Black Estuary. There is a Community Infrastructure levy due to the value of £2,615.55 for the conversion. Quadrant Building Control has been instructed and the detailed landscaping plan approved.

Full details are available via the Chelmsford Gov Planning Portal under the reference detailed above. Site inspections are strictly by appointment. Each party to cover their own legal fees. Please call Tania for further details and to arrange an appointment to view.

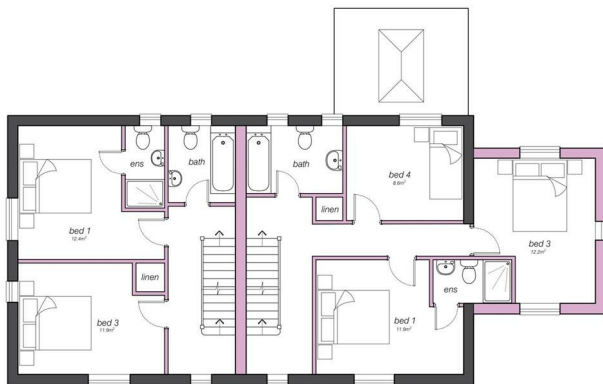
NOTE: SAP calculations have been worked out which will provide a C rating for the development.



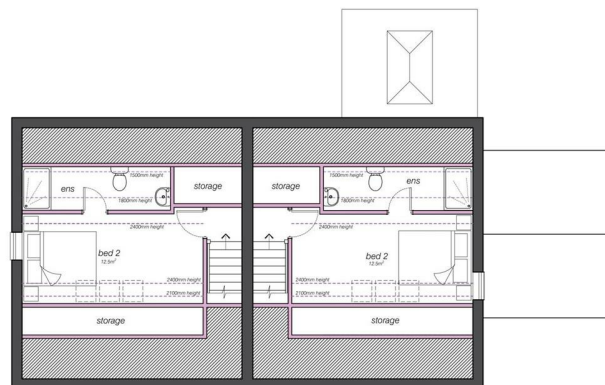
Front Elevation



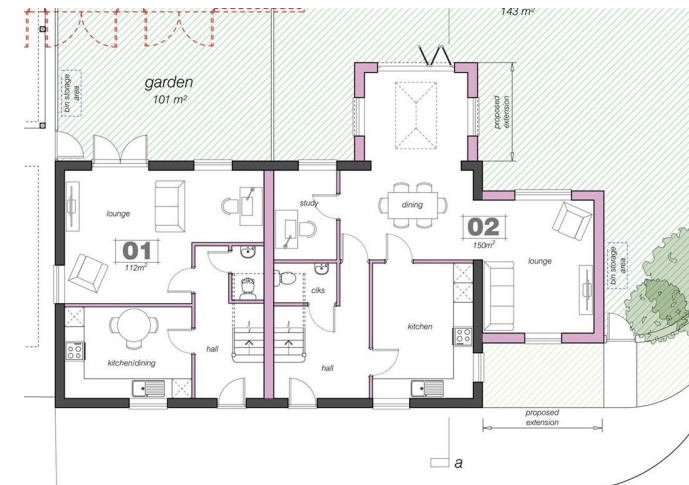
Rear Elevation



First Floor Plan



Second Floor Plan





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**PLEASE CALL 01277 355005 TO ARRANGE A VIEWING**  
**[www.walkersestates.co.uk](http://www.walkersestates.co.uk)**

**INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION – PROFESSIONAL SERVICE**

These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars. Walkers Village & Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.



