PALACE

AUCTIONS · LONDON



LOT 3

Plot 4, Land at Lawn Lane

SPRINGFIELD · CHELMSFORD · ESSEX CM1 7PP

GUIDE PRICE
£10,000+

FOR SALE BY AUCTION
Wednesday 28 October 2026, 1:00pm
Claridge's, Brook Street, Mayfair

Freehold	c. 7,740 sq ft	Vacant
TENURE	719 SQ M · 0.18 ACRES	POSSESSION ON COMPLETION

In the room · by telephone · by proxy · online

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A freehold parcel of vacant land of approximately 7,740 sq ft (0.18 acres) in the well-established residential district of Springfield, about a mile north-east of Chelmsford city centre, offered with vacant possession and a guide price of £10,000+.

The plot lies on Lawn Lane, opposite 63–69 Lawn Lane, among good local amenities including schools, shops and a GP surgery. It has no buildings, and no mains services are known to be connected. The land is sold without planning permission and may appeal to neighbouring owners, long-term land investors and buyers considering amenity, garden or similar uses, subject to any necessary consents.

Key Features

- Freehold parcel of vacant land
- Approx. 7,740 sq ft (719 sq m / 0.18 acres), subject to survey
- Vacant possession on completion
- No buildings and no known mains services
- Established residential road in Springfield
- About 1 mile north-east of Chelmsford city centre
- Chelmsford station about 1.2 miles, London in around 30 minutes
- Quick access to the A12 and A130
- No planning permission; may suit amenity or garden use, subject to consents
- Unconditional contract: 10% deposit, completion 28 days

The Land

The land extends to approximately 7,740 sq ft (719 sq m / 0.18 acres), subject to measured survey. It is vacant, produces no income and has no accommodation.

The boundaries are shown on the title plan in the legal pack. Images are for identification only. Buyers should check the title plan for the extent of the plot and for any adopted highway or verge, since highway land cannot be enclosed, built on or obstructed.

Buyers should also check access, rights of way, restrictive covenants and any overage provisions in the legal pack.

Planning

The land is offered without planning permission for any use or development, and the seller gives no assurance that permission would be granted.

The planning authority is Chelmsford City Council and the highway authority is Essex County Council. Highways consent may be required for any new vehicular access from Lawn Lane. Buyers should make their own enquiries before bidding.

At a Glance

Lot	3
Guide price	£10,000+
Tenure	Freehold
Possession	Vacant possession on completion
Site area	Approx. 7,740 sq ft / 719 sq m / 0.18 acres
Planning	None
Services	None known to be connected
Income	None (vacant land)
Local authority	Chelmsford City Council
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Location

Springfield is one of Chelmsford's most popular residential districts. Perryfields Infant and Junior Schools are on Lawn Lane itself, The Boswells School is about 0.15 miles away, and a pharmacy and GP surgery are about 0.2 miles away.

The city centre, with its shopping, restaurants and riverside, is about a mile away. Chelmsford station is about 1.2 miles away, with Greater Anglia services to London Liverpool Street in around 30 minutes. The A12 and A130 give access to London, the M25, Colchester and Southend.

Viewing

The land can be viewed from the roadside during daylight hours. Viewers go at their own risk, and neither Palace Auctions nor the seller accepts liability for injury or loss. Please park considerately and do not inconvenience neighbours.

Auction Information

Wednesday 28 October 2026 at 1:00pm
Claridge's, Brook Street, Mayfair, London W1K 4HR

Bidding in the room, by telephone, by proxy and online. Registration is required before the auction.

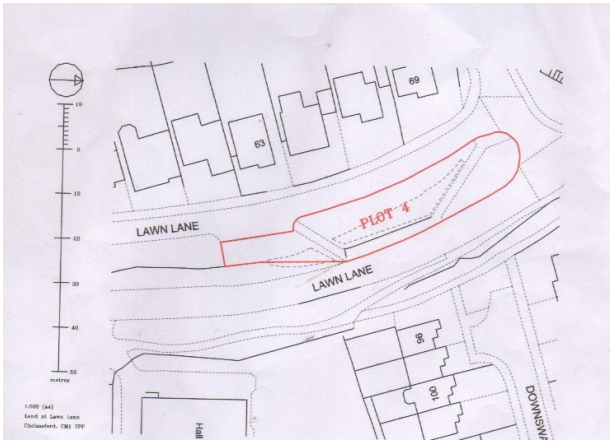
The lot is sold under an unconditional auction contract. Contracts exchange on the fall of the hammer, when the buyer pays a 10% deposit. Completion takes place 28 days after the auction. The legal pack is available from Palace Auctions and should be reviewed with a solicitor before bidding.

Buyer's Costs

CHARGE	INC. VAT
Buyer's premium: 2% of the purchase price, minimum £2,000 + VAT	£2,400
Contract documents charge: £850 + VAT	£1,020
Total at the guide price	**£3,420**

Payable on the fall of the hammer together with the 10% deposit. The minimum premium applies to prices up to £100,000. Buyers also pay their own legal fees, searches, Stamp Duty Land Tax and Land Registry fees. Any VAT on the purchase price will be confirmed in the legal pack.

Site Plan



Plot 4 edged red. Scale 1:500 at A4, for identification only and not to scale as reproduced. Refer to the title plan in the legal pack.

Guide & Reserve Prices

The **guide price** indicates the seller's minimum expectation at auction. The **reserve price** is the confidential minimum the seller will accept. It is not fixed when the guide is published, but is normally within 10% of a single-figure guide and will not exceed it by more than 10%. The guide price excludes buyer's costs, VAT on the sale price, SDLT and other taxes. Guide prices may change up to the day of the auction, and lots may be sold or withdrawn before the auction.

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LOT 3 · PLOT 4, LAND AT LAWN LANE, CHELMSFORD CM1 7PP

For further information, the legal pack or to register to bid, please contact the team

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Important notice. These particulars are a guide only and do not form part of any offer or contract. All descriptions, measurements, areas and distances are approximate and are given in good faith, but prospective buyers must not rely on them as statements of fact and should satisfy themselves by inspection, survey and their own enquiries. Images are for identification only. No warranty is given as to planning, use, access, services or boundaries. Buyers are deemed to have read the legal pack, the conditions of sale and any addendum before bidding, and should take independent legal advice. Palace Auctions acts as agent for the seller.

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