



PALACE AUCTIONS

LONDON



LOT 98

Parcel 4, Lawn Lane

OPPOSITE 40 LAWN LANE • SPRINGFIELD • CHELMSFORD • CM1 7PP

*A freehold parcel of land of about 3,600 sq ft with vacant possession,
in an established residential part of Springfield, Chelmsford*

GUIDE PRICE *

£10,000

*Plus buyer's premium. See Important Notices.

AUCTION

Wednesday
28 October 2026

1.00pm • Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE LAND

A freehold parcel on Lawn Lane

A long, grassed strip of freehold land with mature trees, directly opposite No. 40 Lawn Lane in Springfield, about a mile from Chelmsford city centre.



3,600	334	0.08	Freehold	Vacant
SQ FT (APPROX.)	SQ M (APPROX.)	ACRES	TENURE	POSSESSION

Description

Palace Auctions is instructed to sell Parcel 4, a freehold parcel of land on Lawn Lane, Springfield, Chelmsford, directly opposite No. 40 Lawn Lane. It extends to approximately 3,600 sq ft (334 sq m or 0.08 acres), subject to measured survey, and is offered with vacant possession on completion.

The land is a long, grassed strip with mature trees between the main Lawn Lane carriageway and the service road in front of Nos. 40 to 48, close to the junction with Paignton Avenue. There are no buildings on the land and no mains services are known to be connected.

The parcel has no planning permission. It may appeal to neighbouring residents and to investors holding land for the longer term, subject to any necessary consents. It is a separate lot from Plot 4, Lawn Lane (Lot 3), and lies in a different position on the road.

KEY FEATURES

- ◆ Freehold land of about 3,600 sq ft (334 sq m) STMS
- ◆ Vacant possession on completion
- ◆ Directly opposite No. 40 Lawn Lane, CM1 7PP
- ◆ Grassed strip with mature trees
- ◆ Near the Paignton Avenue junction
- ◆ About a mile from the city centre
- ◆ No planning permission; any use subject to consents
- ◆ Unconditional contract, completion 28 days

PLAN & LOCATION

The parcel and its setting



AERIAL VIEW · PARCEL 4 OUTLINED



PLAN · PARCEL 4 EDGED RED · NOT TO SCALE

The land

Parcel 4 is a strip of open, grassed land with mature trees between Lawn Lane and the service road opposite No. 40. Its boundaries are shown edged red on the plan in the legal pack, and buyers should check the extent against it. Plans and images are for identification only.

Highway. The parcel lies between two carriageways and may form part of the adopted highway or verge, in whole or in part. Buyers must check this with Essex County Council and the legal pack before bidding. Highway land cannot be enclosed, fenced, built on or obstructed, whoever owns it.

Trees. Buyers should check with Chelmsford City Council whether any of the mature trees are protected by a tree preservation order.

Access. Buyers must satisfy themselves as to access, and whether any new vehicular access would need highways consent.

Planning

There is no planning permission for any use or development. Any change of use or development would need permission from Chelmsford City Council, and other consents may be required. Palace Auctions gives no assurance that permission would be granted. Buyers should take their own advice before bidding.

Nearby schools

1. **Perryfields Infant and Junior Schools**, Lawn Lane. Perryfields Junior is rated Outstanding by Ofsted.
2. **The Boswells School** (ages 11–18), Burnham Road, a short walk away. Rated Good by Ofsted.
3. **Chelmsford County High School for Girls** and **King Edward VI Grammar School**, selective grammar schools in the city.

LOCATION

Springfield, Chelmsford

Chelmsford is the county town of Essex and one of the most popular commuter cities in the East of England. Lawn Lane runs through Springfield, an established residential area to the north-east of the city centre.

CITY CENTRE About 1 mile south-west

RAIL Chelmsford station about 1.2 miles; London Liverpool Street from around 30 minutes

ROAD A12 and A130 for London, the M25, Colchester and Southend

BUS Paignton Avenue stop on Lawn Lane

NEARBY Humber Road Surgery, pharmacy, Perryfields Schools

SALE DETAILS

Buying this lot

AT A GLANCE

Lot 98

ADDRESS	Parcel 4, land opposite 40 Lawn Lane, Springfield, Chelmsford CM1 7PP
PROPERTY	Freehold parcel of land, about 3,600 sq ft STMS
GUIDE PRICE	£10,000*
INCOME	None. Vacant land, not let.
AUCTION	Wednesday 28 October 2026 at 1.00pm
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	In the room, online, by telephone or by proxy. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	28 days after the auction

LEGAL, SERVICES & FEES

Before you bid

TENURE	Freehold
LOCAL AUTHORITY	Chelmsford City Council (planning and trees); Essex County Council (highways)
PLANNING	None. Buyers should make their own enquiries.
HIGHWAY	Buyers to check whether any part is adopted highway or verge
SERVICES	None known to be connected
SITE AREA	About 3,600 sq ft (334 sq m / 0.08 acres) STMS
VAT	To be confirmed in the legal pack
BUYER'S PREMIUM	2% of the purchase price, minimum £2,000 + VAT
CONTRACT DOCS	£850 + VAT
VIEWINGS	Open land, visible from Lawn Lane in daylight, at your own risk

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid.
- 3 Read the legal pack,** the Special Conditions and any addendum, and take advice from a solicitor.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the contract date.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. It will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Fees and additional costs. Besides the purchase price, the buyer must pay the buyer's premium and the contract documents charge on exchange. At the guide price these total £3,420 including VAT. The Special Conditions may also require the buyer to pay other costs, such as the seller's searches. Buyers should also budget for any Stamp Duty Land Tax, Land Registry fees, their own legal fees and any finance costs.

Highway land and trees. Part or all of the parcel may be adopted highway or highway verge, which cannot be enclosed, built on or obstructed. Some trees may be protected. Buyers should make their own enquiries with Essex County Council and Chelmsford City Council.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements and other details are given in good faith and are believed to be correct, but buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding.

Anti-money-laundering. Palace Auctions must check the identity of every bidder and the source of their funds under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS · LEGAL PACK · OFFERS

Palace Auctions London

AUCTIONS AT CLARIDGE'S, MAYFAIR

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07843 656447*Particulars last updated: Thursday 8 October 2026*