



Chelmsford Development Opportunities

Chelmsford

Welcome the believers, innovators, collaborators, ground breakers and the market makers.

Chelmsford is one of the UK's youngest cities. We have a strong sense of purpose and ambition, with a significant capacity for growth and investment.

We are a city of opportunity, boasting a wealth of available development sites. We believe that when we come together, everything is possible. Chelmsford: a city made for life, our time is now.





Chelmsford Garden Community

Located in north-east Chelmsford, the Chelmsford Garden Community will create a community of around 10,000 new homes and include new employment opportunities.

Significant investment in infrastructure has taken place as part of this development which includes, a second railway station for Chelmsford, a new North East Bypass, a new secondary school, two new primary schools and a new country park.

Opportunity	Site Owner/Partner	Seeking
Up to 100,000sqm of commercial / mixed use floorspace	Countryside L&Q, Ptarmigan Land, Halley Developments / Greycoat Real Estate	Investors and Occupiers

Contact
For more information please contact:
Chelmsford City Council
economy@chelmsford.gov.uk / 01245 606568



Chelmer Waterside

Chelmer Waterside is a large site located 475m from the City Centre.

Set in a unique waterside environment, this site has the potential to deliver up to 1,100 new homes and will support some commercial use.

Opportunity	Site Owner/Partner	Seeking
Some commercial / mixed use and residential	Chelmsford City Council	Developers, Investors and Occupiers

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3.



East Chelmsford

This opportunity is located to the East of Chelmsford City Centre and adjacent to Great Baddow and close to the existing Sandon Park and Ride Site.

The development will deliver 534 new homes, a stand-alone early years and childcare nursery and 5,000sqm of commercial floorspace.

Opportunity	Site Owner/Partner	Seeking
5,000 sqm of commercial / mixed use floorspace including a childcare nursery and residential	Redrow Homes	Investors and Occupiers

Contact

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4.



North of South Woodham Ferrers

This site to the North of South Woodham Ferrers will provide for around 1,000 new homes.

1,200 sqm commercial floorspace is proposed together with a new primary school and two early years facilities.

Opportunity	Site Owner/Partner	Seeking
1,200 sqm commercial / mixed use floorspace and residential	Countryside Properties, Essex County Council, Bellway / Speakman	Investors and Occupiers

Contact

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5.



Meadows Shopping Centre

Totalling approximately 9 acres, the site comprises of a one, two and three storey shopping centre with retail units at ground floor, a multi-storey car-park, office accommodation, service deck at first floor, and a further surface car park.

The site was once the premier shopping centre in Chelmsford, however, a lack of investment and competing shopping destinations have led to an under performing asset. As such it represents a significant regeneration opportunity to provide further impetus for the wider Chelmer Waterside and City Centre.

Opportunity

Residential led mixed use development with significant commercial / retail uses

Site Owner/Partner

Domnivs Group

Seeking

Investors and Occupiers

Contact

For more information please contact:
Jay Ahluwalia / Nick Tiplady | Dominvs Group
hello@dominvsgroup.com / 020 3219 5600

6.



Shire Hall

Shire Hall is a Grade II listed building, originally built between 1789 and 1791. The building is located in Chelmsford City Centre, close to the Cathedral and fronts the newly pedestrianised Tindal Square.

Previously occupied by the Magistrates Courts, the building offers potential for a wide range of new uses, including public access, which reflect its heritage and location.

Opportunity

Arts and heritage / Commercial / mixed use

Site Owner/Partner

Essex County Council

Seeking

Developers, Investors and Occupiers

Contact

For more information please contact:
Andrew Stirling, Head of Property, Essex County Council,
andrew.stirling@essex.gov.uk / 0333 013 6967

7.



Waterloo Lane Car Park

A City Centre brown field development site, with local plan allocation for 125 units. The site sits next to the Council's new Leisure Centre with riverside frontage.

A planning application will be submitted shortly for a 180 units Private Rents development.

Opportunity

Residential

Site Owner/Partner

Chelmsford City Council

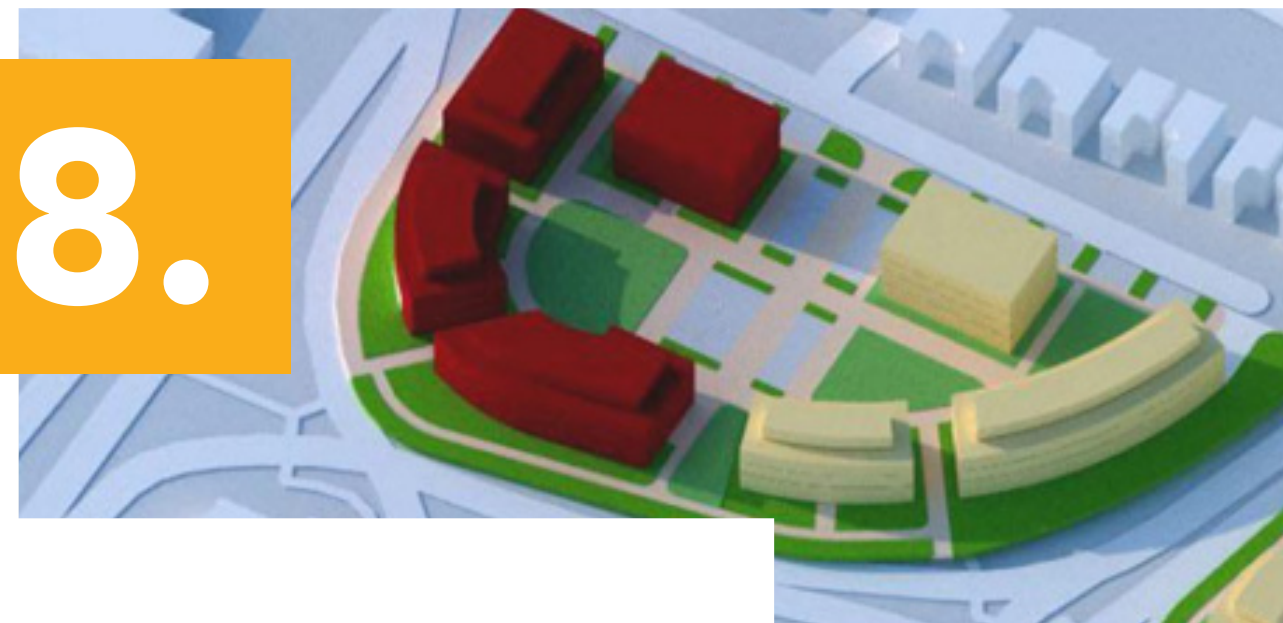
Seeking

Developers, Investors and Occupiers

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8.



Rectory Lane West Car Park

This site is allocated in the Local Plan for residential development of around 75 units.

The site is on the fringe of the City Centre and could be considered for other uses including student accommodation.

Opportunity

Residential

Site Owner/Partner

Chelmsford City Council

Seeking

Developers, Investors and Occupiers

Contact

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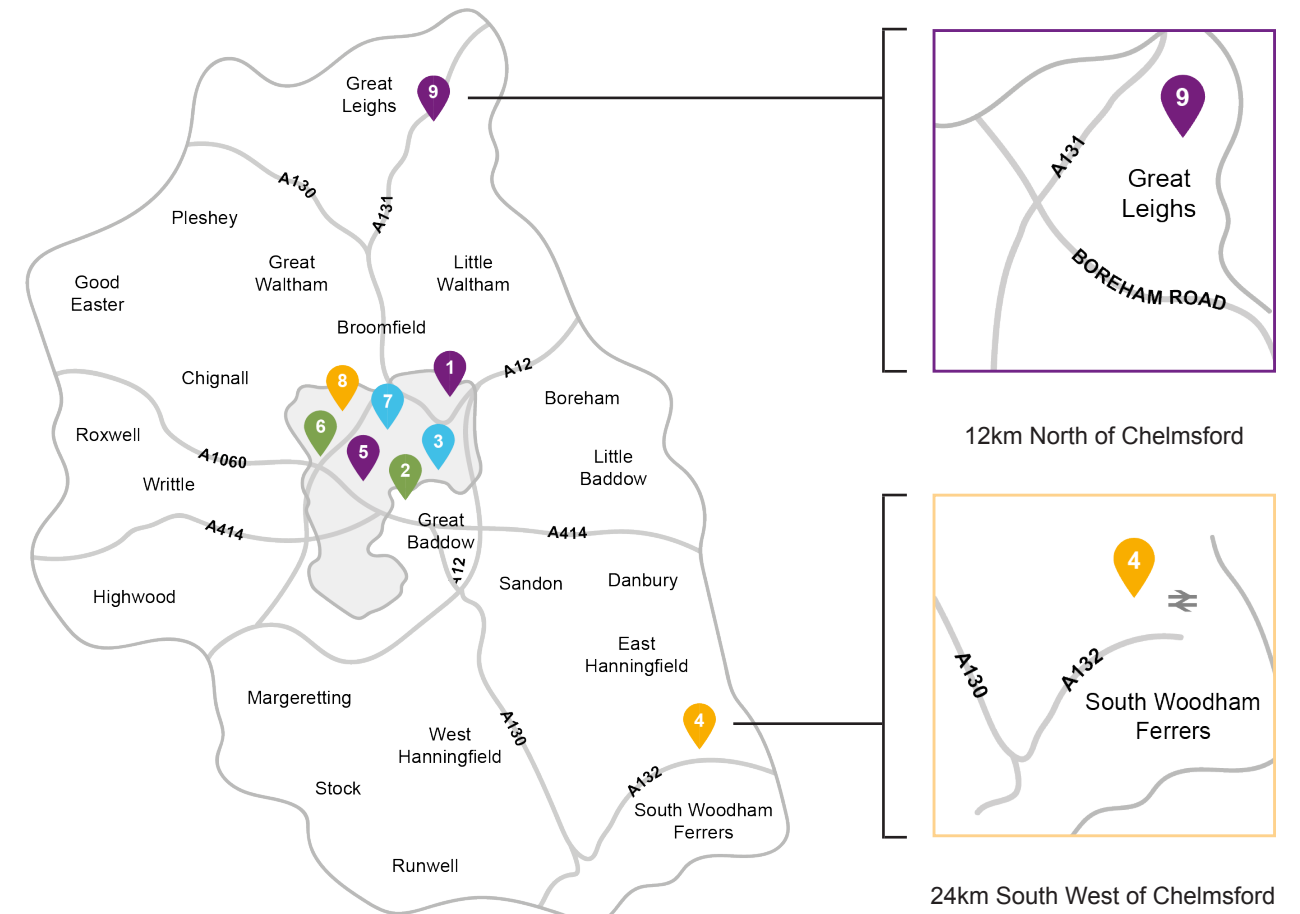
Great Leighs

This location is made up of four separate site allocations which collectively will deliver around 1,200 new homes.

Commercial opportunities are focused on the land at Moulsham Hall, consisting of a new neighbourhood centre.

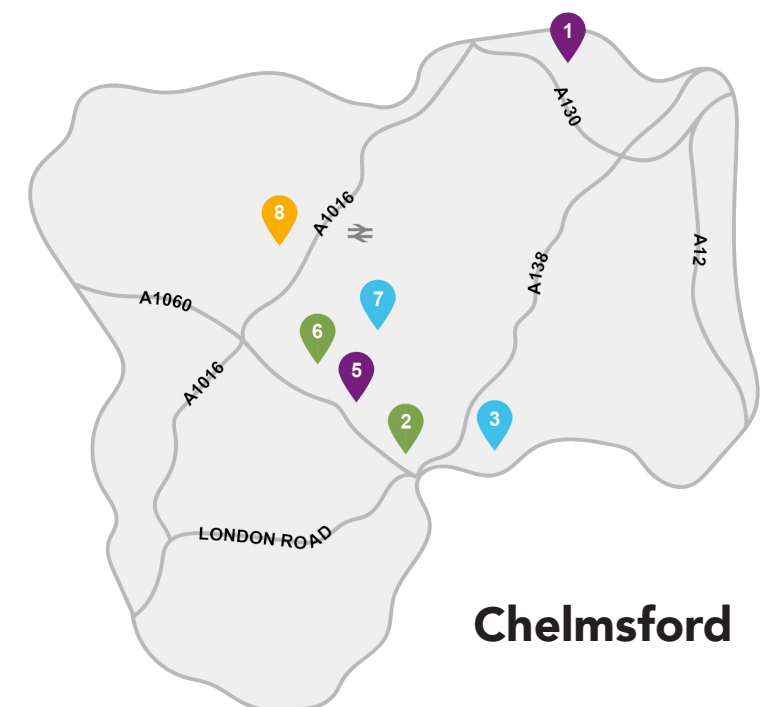
Opportunity	Site Owner/Partner	Seeking
Some commercial and residential	Bellway, Harrow Estates, John Holmes	Investors and Occupiers
Contact For more information please contact: Chelmsford City Council economy@chelmsford.gov.uk / 01245 606568		

Chelmsford. Development Map



≡ Train Station

- 1 Chelmsford Garden Community
- 2 Chelmer Waterside
- 3 East Chelmsford
- 4 North of South Woodham Ferrers
- 5 Meadows Shopping Centre
- 6 Shire Hall
- 7 Waterloo Lane Car Park
- 8 Rectory Lane West Car Park
- 9 Great Leighs





Co-working Spaces

Chelmsford offers a vibrant community of co-working spaces for those looking to work in a professional and supportive environment near to home.

Ideal for those looking to start and grow a business as well as those more established businesses seeking to set up a hub or satellite office, co-working spaces provide a space for people to work and connect – all without the commute.



Commercial Properties

There is a wide selection of commercial properties available both for sale and to rent in Chelmsford. Alongside quality grade A office accommodation, both in the City Centre and surrounding areas, Chelmsford is home to multiple large retail parks and business centres. Ideal for those businesses looking to be near the capital, with excellent city amenities - all without the London price tag.



Available land

In addition to the new sites coming forward through the Chelmsford Local Plan, there are also a number of other sites available for investment. These include land at Springfield Business Park and Eagle Way Business Park, both of which take advantage of Chelmsford's excellent connectivity with the road network.



Economic Development Team

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