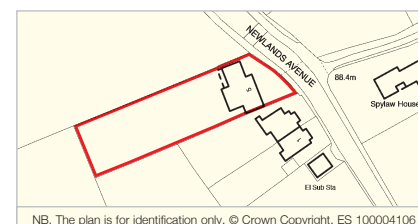


**Radlett****5 Newlands Avenue,  
Hertfordshire  
WD7 8EH**

- **A Freehold Detached House occupying a Site extending to Approximately 0.104 Hectares (0.258 Acres)**
- **Subject to an Assured Shorthold Tenancy**
- **Planning Permission for Demolition of the Existing Building and Erection of 2 x Four Bedroom Semi-Detached Houses providing a Total GIA of Approximately 743.2 sq m (8,000 sq ft)**
- **Possible potential for Alternative Schemes such as a Single Detached Dwelling subject to obtaining all necessary consents**
- **Extensive Rear Garden**
- **Current Rent Reserved**  
**£14,400 per annum (equivalent)**

**To View**

The property will be open for viewing on Friday 17th and 24th March between 10.00 – 10.30 a.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**

Messrs Muscat Walker Hayim  
(Ref: B Hayim).

Tel: 0207 486 5131.

Email: b.hayim@mwh-law.co.uk

**INVESTMENT – Freehold Building and Site with Planning**

**Tenure**

Freehold.

**Location**

The property is located to the north-west of Radlett, on the west side of Newlands Avenue, one of the village's premier roads, and to the east of its junction with Park Road. The M25 (Junction 21A) and the M1 (Junction 6 – last entry onto the southbound carriageway) Motorways are accessible to the north-west. Local shops, bars and restaurants are readily available in Radlett, with the further and more extensive facilities of St Albans, Borehamwood and Watford being within easy reach to the south-west, south and north respectively. Rail services run from Radlett Station less than half a mile to the south-east, providing links to Luton Airport and Bedford to the north and Brighton and Sevenoaks to the south via Central London stations (St Pancras International, West Hampstead Thameslink, Farringdon, City Thameslink and Blackfriars). The open spaces of Philimore Recreation Ground and several golf courses, including Porters Park Golf Club, Aldenham Golf and Country Club and Elstree Golf Club, are located nearby. The village is surrounded by green belt land and many walks and other recreational facilities are available in the area.

**Description**

The property comprises a site extending to approximately 0.104 hectares (0.258 acres), which is currently occupied by a detached house arranged over ground and first floors beneath a pitched roof. The existing house benefits from a garage with electric up and over doors, as well as additional off-street parking to the front. To the rear is an extensive garden, which is partly paved and extends to approximately 45 sq m (148 sq ft). The property is to be offered with planning permission for demolition of the existing building and erection

of 2 x four bedroom semi-detached houses extending to a total floor area (GIA) of approximately 743.2 sq m (8,000 sq ft). The site may also lend itself to redevelopment, with the construction of an extensive detached dwelling, as is currently being built on an adjacent plot.

**Accommodation**

**Ground Floor** – Reception Room, Further Reception Room through to Dining Room, Kitchen through to Utility, Separate WC with wash basin

**First Floor** – Bedroom with En-Suite Bathroom with WC/wash basin, Two Further Bedrooms, Bathroom with WC/wash basin, Store

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 4th February 2017, with a 6 month break clause, at a current rent of £1,200 per calendar month.

**Planning**

Local Planning Authority: Hertsmere Borough Council.

Tel: 0208 207 2277.

The property benefits from planning permission (Ref: 15/2230/FUL) dated 2nd March 2016 for the 'demolition of the existing building and erection of a pair of four bedroom semi-detached dwellings with accommodation in the roof space and at basement level'.

The property affords potential for alternative schemes such as the erection of a single detached dwelling providing upwards of 557.4 sq m (6,000 sq ft) of accommodation, subject to obtaining all necessary consents.

Plans are available on our website [www.allstop.co.uk](http://www.allstop.co.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allstop.co.uk](http://www.allstop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.