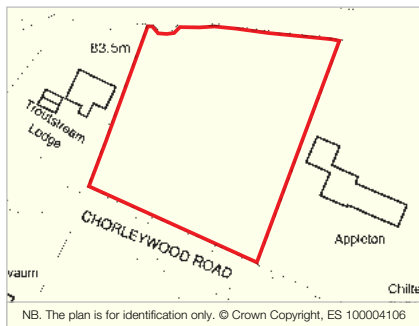
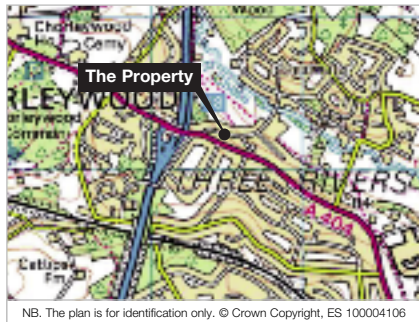


Rickmansworth Troutstream Hall, Troutstream Way, Hertfordshire WD3 4EX

- **A Freehold Site of Approximately 0.303 Hectares (0.748 Acres)**
- Planning Permission for 2 x Five Bedroom/Four Bathroom Houses
- Site currently occupied by 10 Bedroom Building of Approximately 929 sq m (10,000 sq ft)
- Within an exclusive Private Gated Development

Vacant Possession



To View

The property will be open for viewing every Thursday and Saturday before the Auction between 10.45 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Mundays (Ref: James Lawrence).
Tel: 020 7123 5897.
Email: james.lawrence@mundays.co.uk

VACANT – Freehold Building and Site with Planning



Tenure

Freehold.

Location

Troutstream Hall is situated within a private gated estate which is accessed from Chorleywood Road. The site enjoys a semi-rural setting approximately 1.5 miles from Rickmansworth town centre which offers a good selection of shops, restaurants and leisure facilities. Wider amenities are available in Watford, approximately six miles to the east. Junction 18 of the M25 Motorway is conveniently accessible and Rickmansworth Station provides a fast commuter service to London Marylebone (26 minutes), as well as Underground connections along the Metropolitan Line. The site is bounded by Troutstream Way to the north and Chorleywood Road to the south. The site is within the Loudwater Estate Conservation Area.

Description

The property comprises a roughly rectangular broadly level site which extends to approximately 0.303 hectares (0.748 acres) and is currently occupied by a large detached building arranged on ground, first and second floors.

The existing building was last used as a residential care home.

This use is now the subject of a restrictive covenant and can no longer be continued. The building may, however, be suitable for renovation and modernisation to provide a substantial single dwelling, subject to obtaining all necessary consents.

Accommodation

Total Gross Internal Area of Main Building, Garage and Outbuilding Approximately 929 sq m (10,000 sq ft)

Site Area Approximately 0.303 Hectares (0.748 Acres)

Planning

Local Planning Authority: Three Rivers District Council.

Website: www.threerivers.gov.uk

The property is offered with the benefit of planning permission (ref 14/2411/FUL dated 30th January 2015) for "Demolition of Troutstream Hall and the construction of two detached dwellings with integral garages and associated landscaping and parking".

The proposed development will provide:

Plot 1

Ground Floor – Entrance Hall, Sitting Room, Dining Room, Study, Breakfast/Family/Kitchen Area, WC, Utility Room, Double Garage

First Floor – Master Bedroom Suite with Dressing Room and En-Suite Bathroom, Further Bedroom Suite with Dressing Area and En-Suite Bathroom, Three Further Bedrooms, Two Further Bathrooms

Proposed Gross Internal Area (inc. garaging) 404.23 sq m (4,351 sq ft)

Plot 2

Ground Floor – Entrance Hall, Sitting Room, Dining Room, Study, Breakfast/Family/Kitchen Area, WC, Utility Room, Double Garage

First Floor – Master Bedroom Suite with Dressing Room and En-Suite Bathroom, Further Bedroom Suite with Dressing Area and En-Suite Bathroom, Three Further Bedrooms, Two Further Bathrooms

Proposed Gross Internal Area (inc. garaging) 464.46 sq m (4,999 sq ft)

NB. There may be an opportunity to provide additional accommodation to the approved plots at second floor level, subject to obtaining all necessary consents.

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.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

