

Bushey Heath

99 High Road
(Corner of Hartsbourne Road),
Hertfordshire
WD23 1EL

- A Freehold Site extending to approximately 0.065 Hectares (0.160 Acres)
- Currently occupied by a Detached Chalet Bungalow and Detached Garage
- Planning Permission for Demolition of Existing Dwelling and Erection of either a Detached Four Bedroom House or a Block of Four Self-Contained (3 x Two Bedroom and 1 x Three Bedroom) Flats

Vacant Possession



To View

The property will be open for viewing every Wednesday and Friday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: BM).

Seller's Solicitor

Messrs HRJ Foreman Laws Solicitors
(Ref: ND).
Tel: 01462 458711.
Email: nicholas.davies@hrjforemanlaws.co.uk

VACANT – Freehold Site with Planning



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure

Freehold.

Location

The site is situated at the junction of High Road and Hartsbourne Road. Local shops and restaurants are available along High Road and more extensively in Watford to the north-west and Stanmore to the south-east. Rail services run from Bushey Station and Stanmore Underground Station (Jubilee Line) is also within reach. Hartsbourne Country Club is situated very close by. Further communications are afforded by the M1 Motorway.

Description

The property comprises a corner site extending to approximately 0.065 hectares (0.160 acres). The site is currently occupied by a detached chalet bungalow and a detached garage. There are gardens to the side and rear.

Accommodation

Ground Floor – Reception Room through to further Reception Room, Bedroom with Shower Room and wash basin, Two Further Rooms, Kitchen/Diner

First Floor – Two Bedrooms, Separate WC and wash basin

Site Area Approximately 0.065 Hectares (0.160 Acres)

Planning

Local Planning Authority: Hertsmere Borough Council.
Tel: 0208 207 2277.

The property benefits from two planning permissions:

(1) Planning permission (Application No APP/N1920/W/16/3150498) was granted ON appeal on 23rd September 2016 for "Demolition of existing dwelling and outbuildings and erection of 4 apartments within the same external shell as consented scheme" (14/0579/FUL). Once developed, the property will comprise 3 x two bedroom and 1 x three bedroom maisonettes with underground parking. The flats will benefit from a direct lift service from Underground parking.

(2) Planning permission (Application No 14/0579/WLL) was also granted on 3rd February 2015 for "Demolition of existing bungalow and outbuilding and replace with new two storey 4 bedroom detached dwelling house" with parking area.

Copies of plans and planning permission are available in the legal documents.

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 £1,000 (including VAT) upon exchange of sale memoranda.



Proposed View From High Road



Proposed View Along High Road



Proposed View Along Hartsbourne Road



Proposed View Down Hartsbourne Road