

Elstree

Site to the south-west side of Fortune Lane, Hertfordshire WD6 3RY

- **A Freehold Site extending to Approximately 0.33 Hectares (0.81 Acres)**
- Planning Permission for the construction of a New Detached Eight Bedroom House
- Proposed Dwelling will extend (GEA) to approximately 481 sq m (5,178 sq ft).
- Views to the rear over Greenbelt and Agricultural Land

Vacant Possession

BY ORDER OF RECEIVERS



Seller's Solicitor

Messrs Asserson Law (Ref: Mr N Cohen).
Tel: 0203 150 0441.
Email: norman.cohen@asserson.co.uk

**VACANT –
Freehold Site with Planning**



Tenure

Freehold.

Location

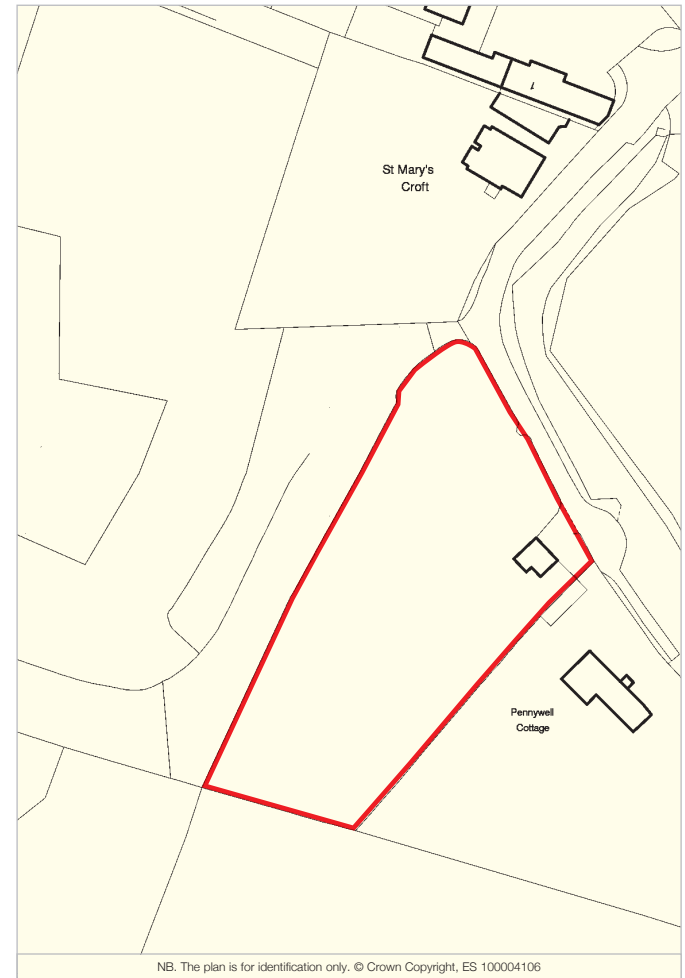
The property is located on the south-west side of Fortune Lane, a cul-de-sac which runs off the south side of Barnet Lane (A411). Local shops and amenities are available along Elstree High Street, with the further and more extensive facilities of both Borehamwood and Stanmore also being accessible to the north-east and south respectively. Elstree and Borehamwood Rail Station provides a regular and direct service to London St Pancras Station, with a journey time of approximately 24 minutes. The A1 and M1 Motorway are within easy reach. The open spaces of Aldenham Country Park and Elstree Open Space are within walking distance. Several golf courses and renowned private schools are also located in the area.

Description

The property comprises a roughly rectangular shaped site, which is broadly level and extends to approximately 0.318 hectares (0.785 acres). The property is part occupied by two dilapidated buildings with the remainder being laid to grass shrubs.

Accommodation

Site Area Approximately 0.318 Hectares (0.785 Acres)



Planning

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

The property benefits from planning permission (Ref: 14/1456/FUL) dated 26th June 2015 to 'Construct new detached 8 bed dwelling' (revised application).

NB. The seller may consider early completion in order to allow the buyer to implement the planning before it expires. Alternatively, they may consider allowing the buyer to commence works between exchange and completion for the same reasons. Please refer to the legal pack for more details.

Proposed Accommodation

Ground Floor – Foyer with circular staircase, Three Reception Rooms, Kitchen/Dining Room

GEA approximately 199 sq m (2,142 sq ft)

First Floor – Master Bedroom with balcony, Bathroom and Dressing Room off, Bedroom two with En-Suite

GEA approximately 146 sq m (1,572 sq ft).

Second Floor – Bedroom with En-Suite and Terrace, Three Further Bedrooms with En-Suite Facilities, Play Area

GEA approximately 136 sq m (1,464 sq ft)

Total GEA Approximately 481 sq m (5,178 sq ft)

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.alltop.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 – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

