

## Bushey Former Bushey Police Station, 43 Sparrows Herne, Hertfordshire WD23 1AF

- **Freehold Grade II Listed Former Police Station**
- Planning Permission and Listed Building Consent for Conversion to provide 3 x Two Bedroom Flats and the erection of a new 3 Bedroom House to the rear
- Occupying a Site Extending to approximately 0.068 Hectares (0.168 Acres)

### Vacant Possession

**SIX WEEK COMPLETION  
AVAILABLE**



#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.15 – 11.45 a.m. (Ref: UD).

#### Seller's Solicitor

Messrs Wayne Leighton Solicitors  
(Ref: R Shah).  
Tel: 0208 951 2988 Fax: 0208 951 2989.

**VACANT – Freehold Building and  
Site with Planning Permission**



#### Tenure

Freehold.

#### Location

Sparrows Herne (A411) is the continuation of High Road. The subject property is situated on the south side of Sparrows Herne at its junction with Police Station Lane. Local shops and amenities are available in Bushey, Stanmore and nearby Watford. The open spaces of King George Recreation Ground are close by and Bushey Golf and Country Club is also within reach.

#### Description

The property comprises a detached former police station arranged over ground and two upper floors. To the rear is a car park accessed via Police Station Lane which is part occupied by bike stores and a two storey building. The property occupies a site which extends to approximately 0.068 hectares (0.168 acres).

#### Accommodation

##### Former Police Station

**Ground Floor** – Room with Room off, Three Further Rooms, Kitchen, Plant Room, Shower Room, Separate WC with wash basin

**First Floor** – Four Rooms

**Second Floor** – Two Rooms, Further Room with wash basin, Separate WC

**Site Area Approximately 0.068 Hectares (0.168 Acres)**

#### Planning

Local Planning Authority: Hertsmere Borough Council.

Tel: 0208 207 2277.

Planning permission and listed building consent were granted on 5th December 2013 (application no. 13/1907/FUL and 13/1949/LBC) for 'change of use of police station to residential accommodation to involve the demolition of buildings and structures, conversion, alterations and extension to former police station to incorporate 3 x two bedroom self-contained flats, erection of two storey detached three bedroom dwelling'.

A copy of the proposed plans and planning permission are available for download as part of the legal pack.

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](http://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.



