

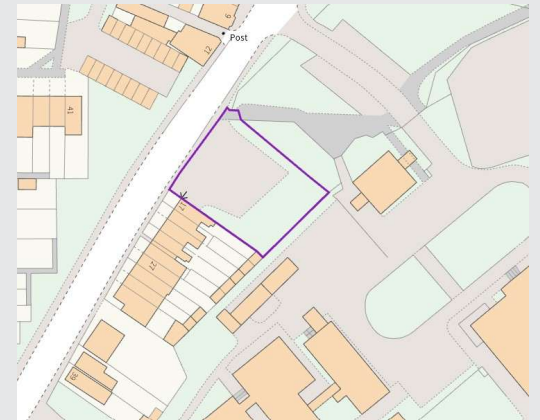
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

0.21 acre roadside site

Land on the south east side of Scots Hill, Croxley Green,
Rickmansworth, WD3 3AE



DESCRIPTION

Currently demised as sui generis land, this open site measures to be approximately 0.21 acres. The land is mostly flat in layout and is accessed off Scots Hill, to the right of pedestrian barriers near a pelican crossing. The frontage of the site measures to be approximately 22.65 meters in width. The site is not hard surfaced but over time from vehicles parking on site is now mostly hard soil and gravel. To the rear of the site is a set of tree's which offer a natural screening to the school behind.

LOCATION

Prominently positioned at the top of Scots Hill which is a highly visible location to passing foot and road traffic. The premises are located opposite a small parade of retail shops. There are also free customer parking bays in front of the retail shops. The M25 is approximately 2.3 miles from the site and Croxley Green Station which is on the metropolitan line is approximately 0.6 miles. Rickmansworth town centre which has a larger retail offering is approximately 0.9 miles. The site is also in walking distance to two Ofsted 'Outstanding' Primary and Secondary schools.

PLANNING HISTORY

The site has a history of successful planning applications which have never been implemented. In 2000 planning permission was granted for 'outline Residential Development'. This planning permission was then successfully renewed in 2003 and 2006. In 2009 planning permission was rejected for outline permission for 5 terraced houses. In 2010 planning permission was granted for 'proposed erection of 3 no. terraced houses and vehicular access to Scots Hill'. This planning permission can be found on Three Rivers District Councils website under planning reference 10/2002/OUT.

OFFERS

Offers are invited by way of informal tender. Both conditional and unconditional offers will be considered. All proposals should be submitted in letter PDF and sent to ben@perryholt.co.uk . All proposals should include the following;

- Purchase price (specified and complete sum of money in pounds sterling)
- Detailed timescales to completion
- Evidence of funding capability
- Track record of previous purchases if applicable
- Proposed contractual terms
- Any conditions attached to the offer

The vendor reserves the right to investigate the financial status of bidders and their ability to carry out a purchase/scheme. In addition, the vendor reserves the right to not accept the highest or any offer.

LEGAL COSTS

Each party to be responsible for their own legal costs

VAT

It is our understanding that VAT is not applicable.

DISCLAIMER

Perry Holt Property Consultants have not undertaken any surveys on site. We have not been supplied with a survey report prepared by any other firm.

PERRY HOLT

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