

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Unique development opportunity in
the London Borough of Hillingdon

Springhill Cattery, Springwell Lane, Rickmansworth, WD3 8UR



DESCRIPTION

Occupy approximately 0.8 acres of land, this is a great opportunity to acquire a predominantly hard surfaced site in a unique setting in the London Borough of Hillingdon. The site was a former cattery and comprises temporary buildings and cattery cages on the site. The site has not been in use for sometime and is heavily overgrown with vegetation. The access to the site is off Springwell Lane and is gated.

LOCATION

Prominently positioned on Springwell Lane, the property occupies a well-connected location on the outskirts of Rickmansworth with convenient access to the M25 (Junction 17), approximately 1.5 miles away. Rickmansworth town centre, offering a wide range of retail and leisure amenities, is approximately 2 miles from the property, whilst Rickmansworth Station (Metropolitan and Chiltern Lines) is approximately 2.2 miles away. The surrounding area comprises a mix of residential, commercial and open countryside, providing an attractive and accessible setting.

AMENITIES

- ✓ Redevelopment opportunity
- ✓ Well-connected location on the outskirts of Rickmansworth
- ✓ Site area of approx. 0.8 acres

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.

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RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

PRICE/OFFERS

Offers in excess of £800,000 subject to contract.

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
- Provide a brief outline of the proposed future use
- Proposals that are sympathetic to water catchment quality
- Where appropriate, include details of any measures proposed to mitigate potential impacts on water quality
- 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. 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.

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