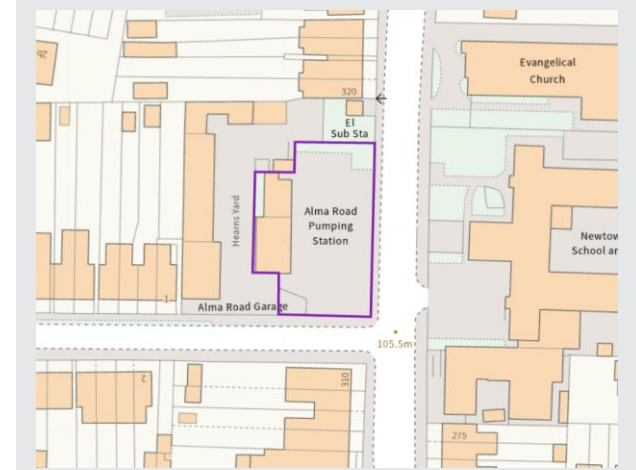


PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE
Potential redevelopment
opportunity

Chesham Pumping Station, land and buildings on the west side of
Berkhampstead Road, Chesham, HP5 3HB



DESCRIPTION

Occupying a site area of 0.23 acres, the site is currently comprised of a pumping station that is no longer in active use. The site is hard surfaced with a building that measures to be approximately 1,600sqft. The site offers gated access and can be accessed via Alma Road. It is worth noting that in 2004, planning permission was granted for the redevelopment of the site to provide 6 terraced dwellings but it was never implemented. Please note that there is an observation borehole used for groundwater monitoring only that will become redundant and my clients will require a new borehole for access on the edge of the site.

LOCATION

Prominently positioned on Berkhamsted Road, the property occupies a highly visible location benefitting from passing road traffic and excellent accessibility. Chesham town centre is approximately 1.2 miles away, offering a wide range of retail and leisure amenities, whilst Chesham Underground Station (Metropolitan Line) is approximately 1.3 miles from the property. The A416 provides convenient access, with Junction 18 of the M25 approximately 8 miles away. The surrounding area is well served by local amenities and highly regarded schools.

AMENITIES

- ✓ Site area of approx.. 0.23 acres
- ✓ Prominently positioned on Berkhamsted Road
- ✓ Secure site with gated access

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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