

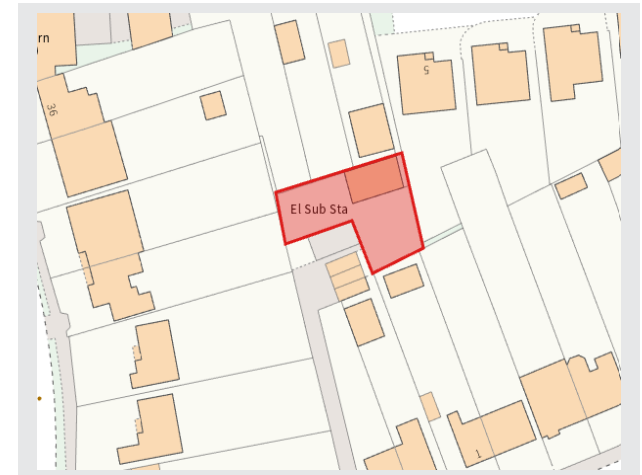
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Building plot/storage

Land to the south of Gill Orchard, Abbots Langley, Three Rivers, WD5 0FQ



LOCATION

Located on Hazelbury Avenue which is in driving distance to Abbots Langley High Street, offering an array of amenities. It is also approximately a 5 minute drive from the M25 and A41 offering great road links. Kings Langley Train Station is approximately 1 mile from the site.

AMENITIES

- ✓ Redevelopment opportunity
- ✓ 5-minute drive to M25 and M1
- ✓ Site area of approx. 3,400 sqft
- ✓ Gated site access

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.

DESCRIPTION

Located down a private access road, this site measures to be circa 3,400sqft and offers potential for redevelopment STPP or storage. Currently on the site is a large detached garage and two area's which are heavily overgrown. The access road is not owned by our client, but the site benefits from rights of way over it. Access to the site is gated also.

PRICE/OFFERS

£175,000 subject to contract.

LEGAL COSTS

Each party to be responsible for their own legal costs

VAT

It is our understanding that VAT is not applicable.

PERRY HOLT

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