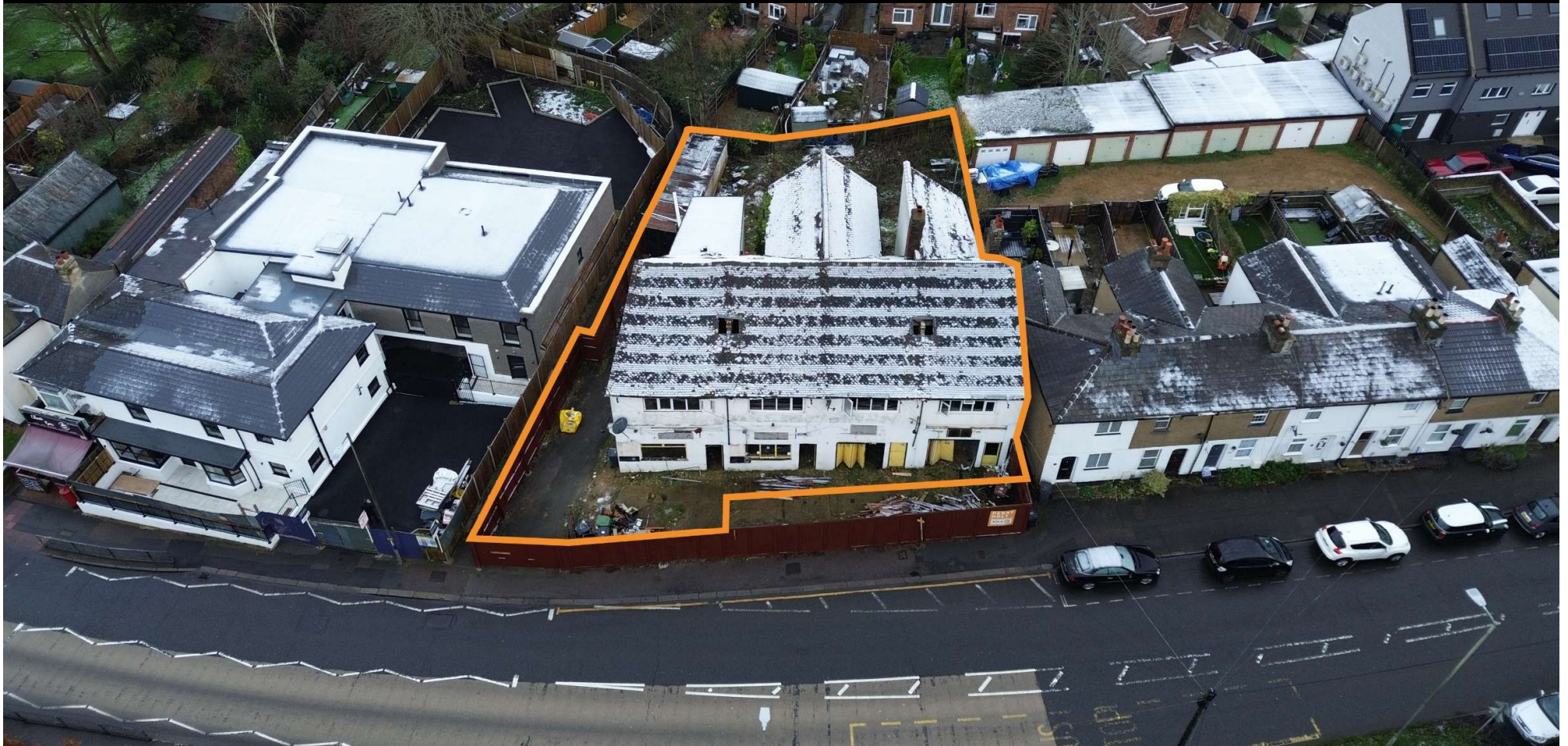


FOR SALE

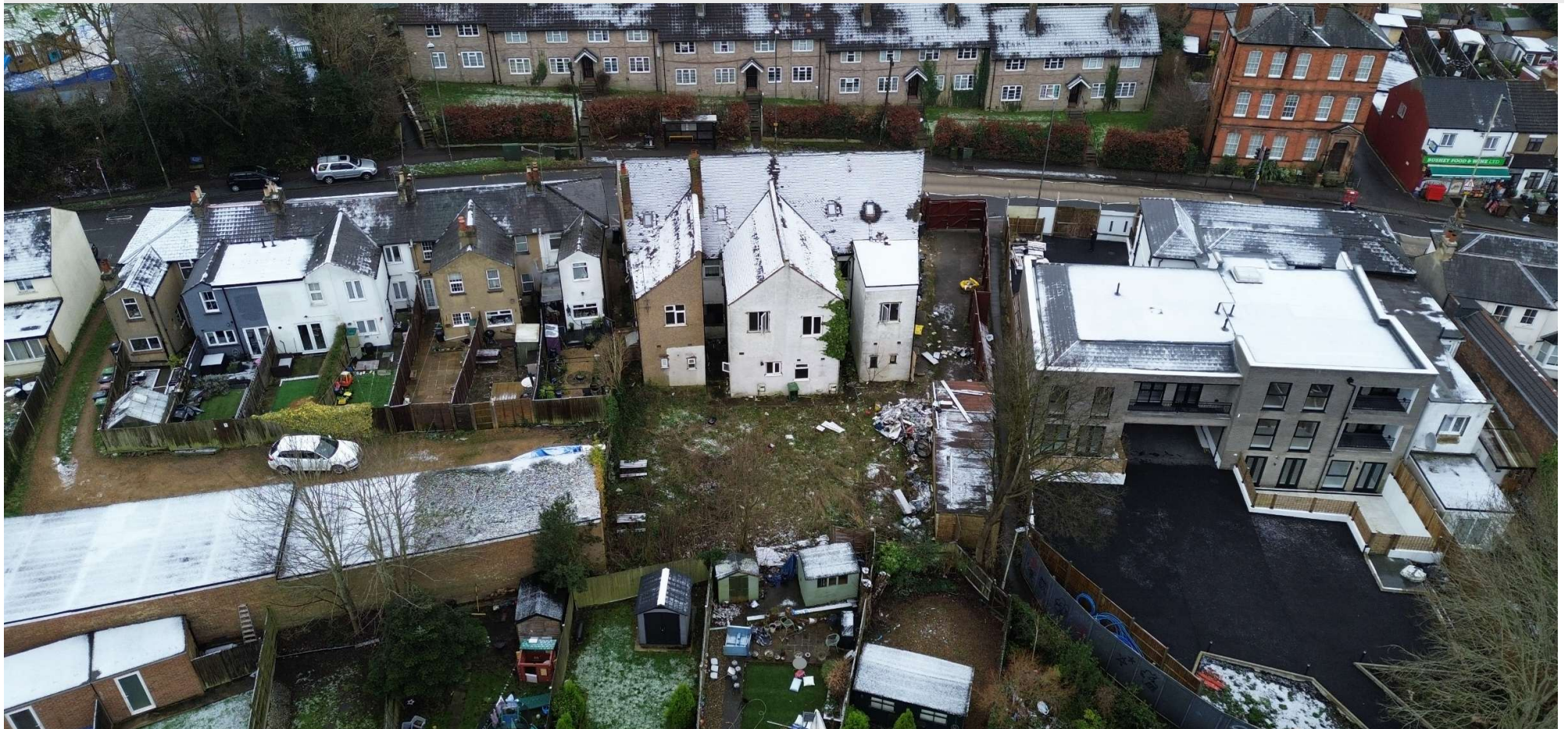
SITE WITH PLANNING PERMISSION

46A – 46E SPARROWS HERNE, BUSHEY, HERTFORDSHIRE, WD23 1FY



EXECUTIVE SUMMARY

- Planning permission granted for 8 private residential apartments totaling 6,329sqft GIA.
- Vacant mixed use site currently
- Located in an affluent location
- No S106 / CIL £123,159.92.

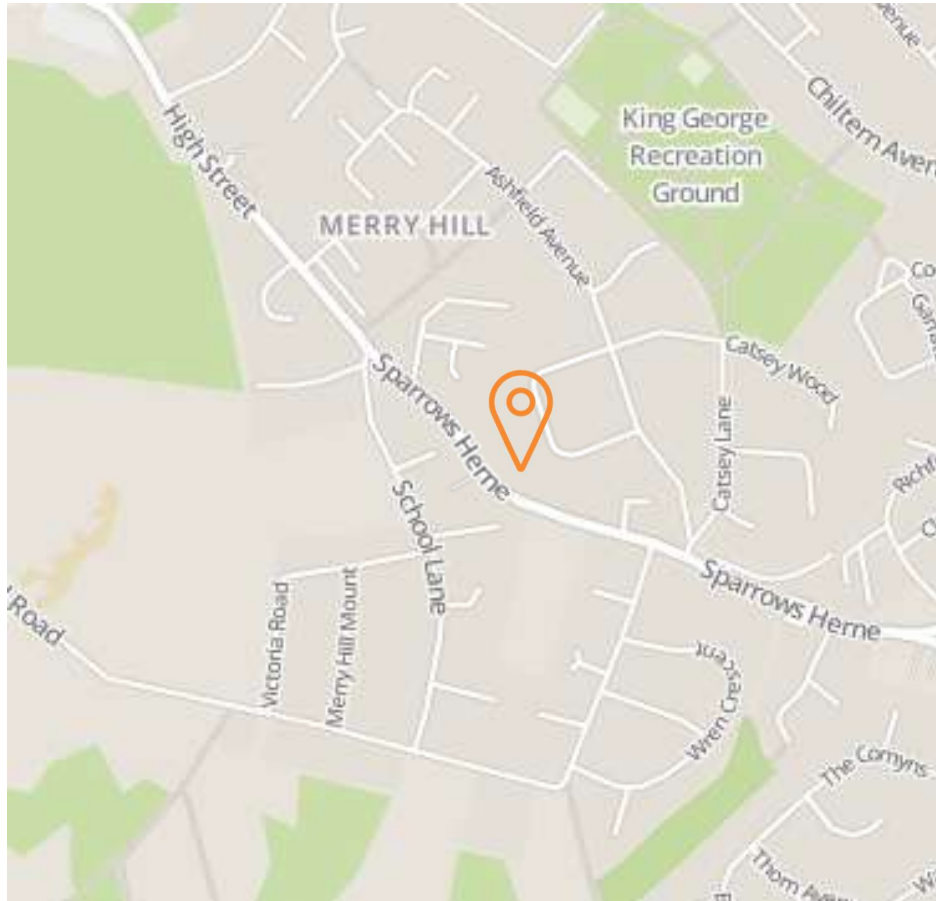


LOCATION

Fronting Sparrows Herne, Bushey which is part of the A411 between Stanmore and Watford. London is 15 miles in distance and is reached by rail from Bushey overground railway station to London Euston in as little as 17 minutes. The M1 at Junction 5 is located 3.2 miles from site. Bushey provides a wide range of shops with multiple stores including Little Waitrose and Costa Coffee. There is an interesting selection of quality restaurants serving multi-cultural cuisine and several coffee/snack bars. Sports and fitness enthusiasts are well catered the David Lloyd Sports and Social Club.

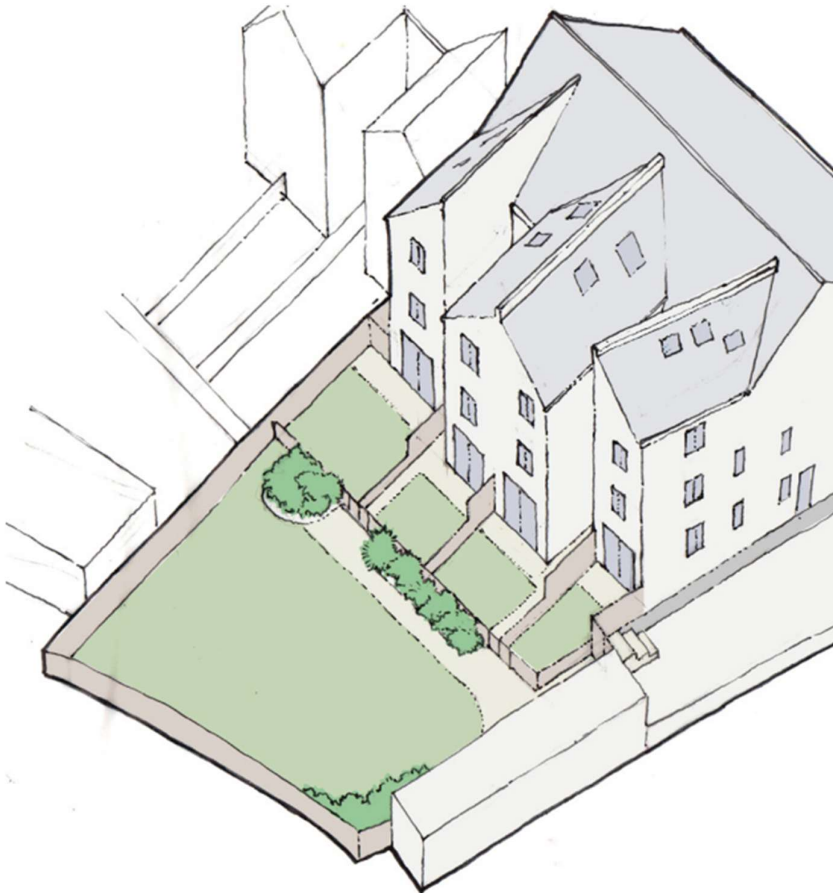
THE SITE

The site comprises of a dilapidated mixed-use building on a site area of 0.18 acres. The building has not been used for a few years and has been stripped out internally. Prior to this the ground floor was demised as commercial which was used by a car / tyre repair business. The residential part consisted of 5 self-contained flats. To the front of the site is an area which was used by the commercial tenant as their access and loading.

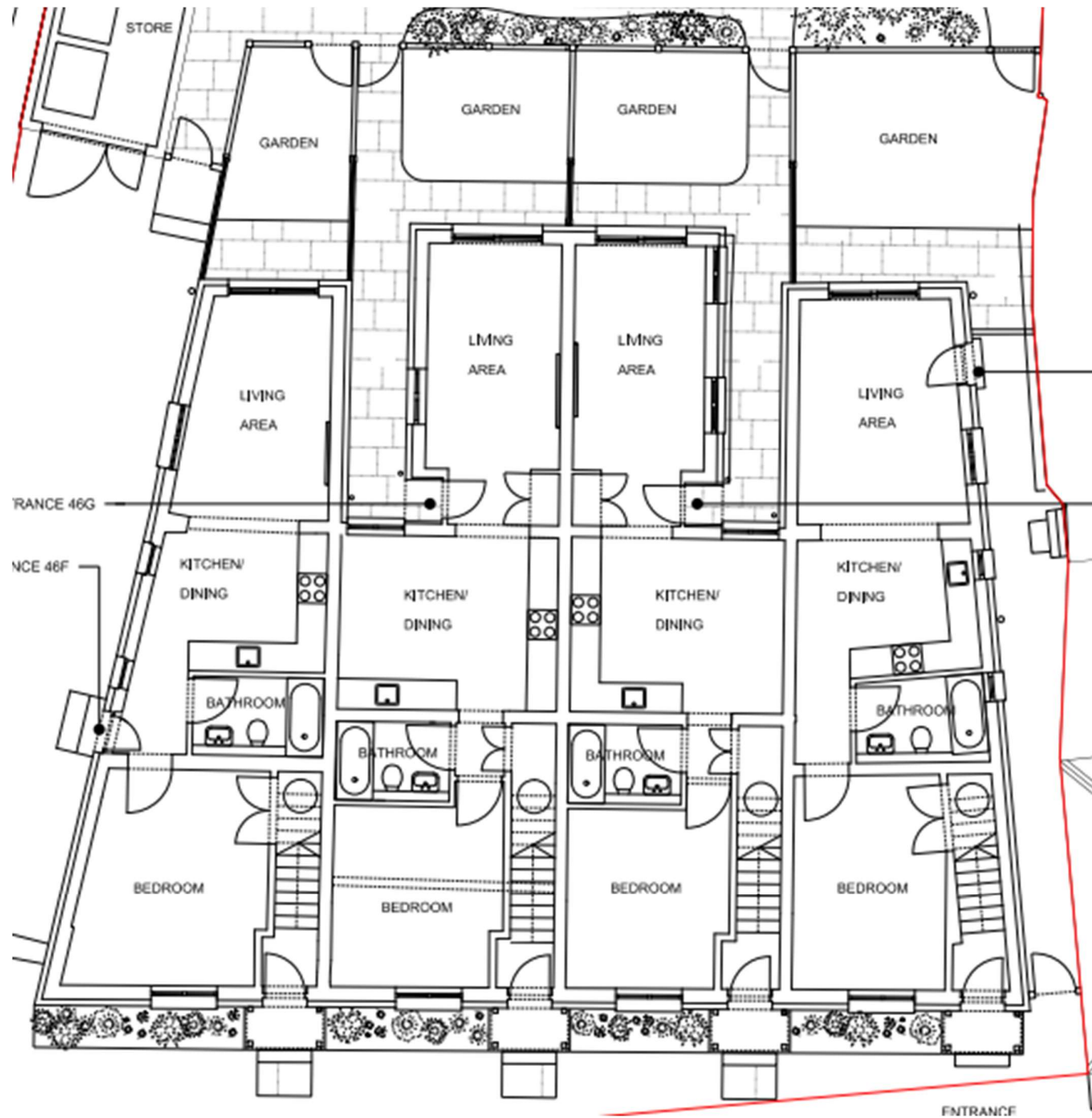


PLANNING CONSENT

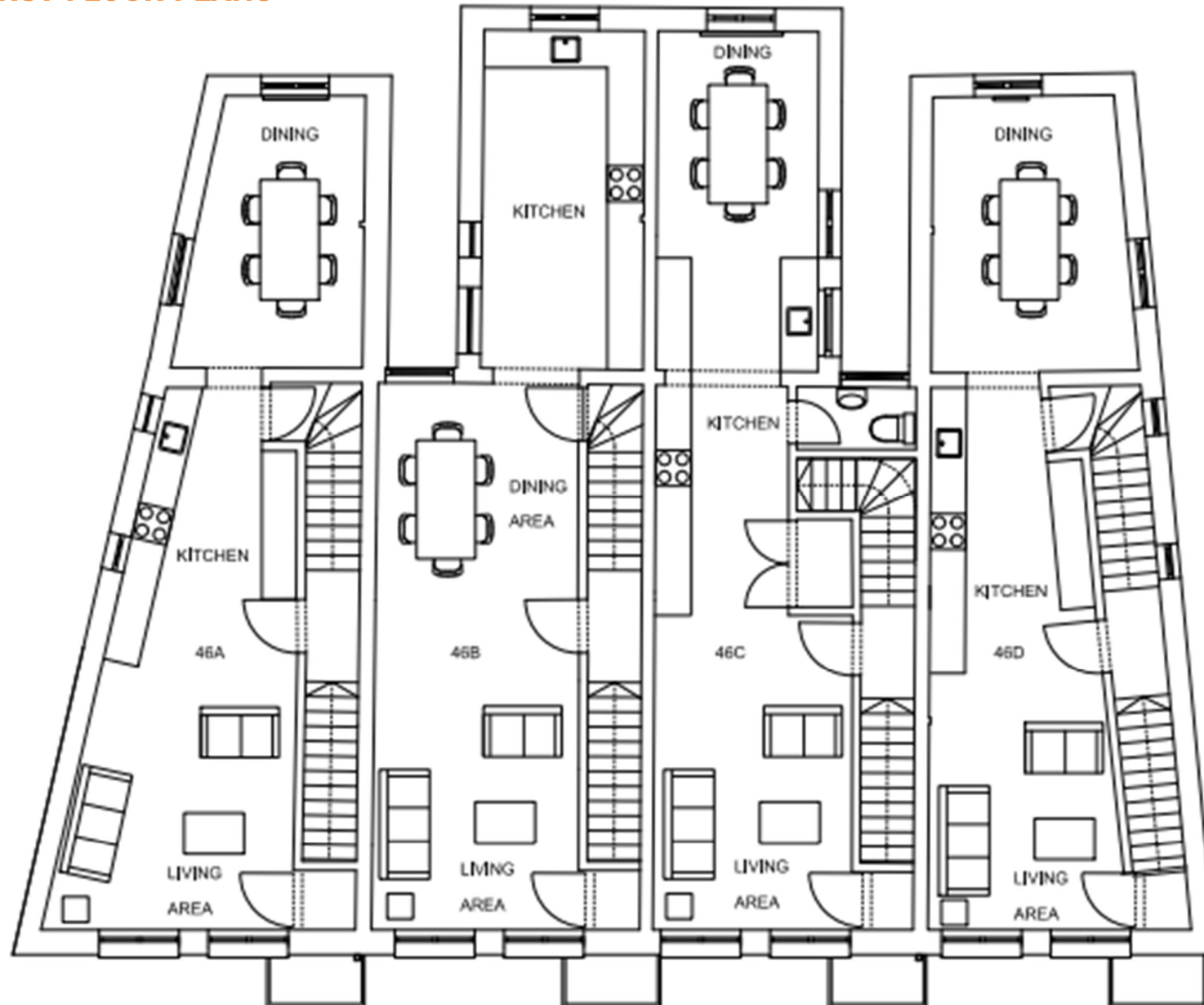
The site benefits from two planning permissions to redevelop the site to an all residential scheme consisting of 8 apartments. Planning reference 23/0888/PD56M (Hertsmere Borough Council) prior approval application is for change of use of ground floor part commercial part residential to 3x one bed flats. Planning reference 23/1432/FUL (Hertsmere Borough Council) relates to roof alterations and extensions to allow the enlargement of existing first floor flats. The construction of front porches and render to front elevation (pursuant to the change of use of part of the ground floor commercial to flats granted consent by planning ref: 23/0888/PD56M) and provision of rear amenity space, bicycle store and bin store. It is our understanding that there is no S106 liabilities but there is a CIL payment of £123,159.92. We also believe that conditions 3,4,8,9,10,11,12,13,14,15,16 and 17 have been discharged relating to planning permission 23/1432/FUL.



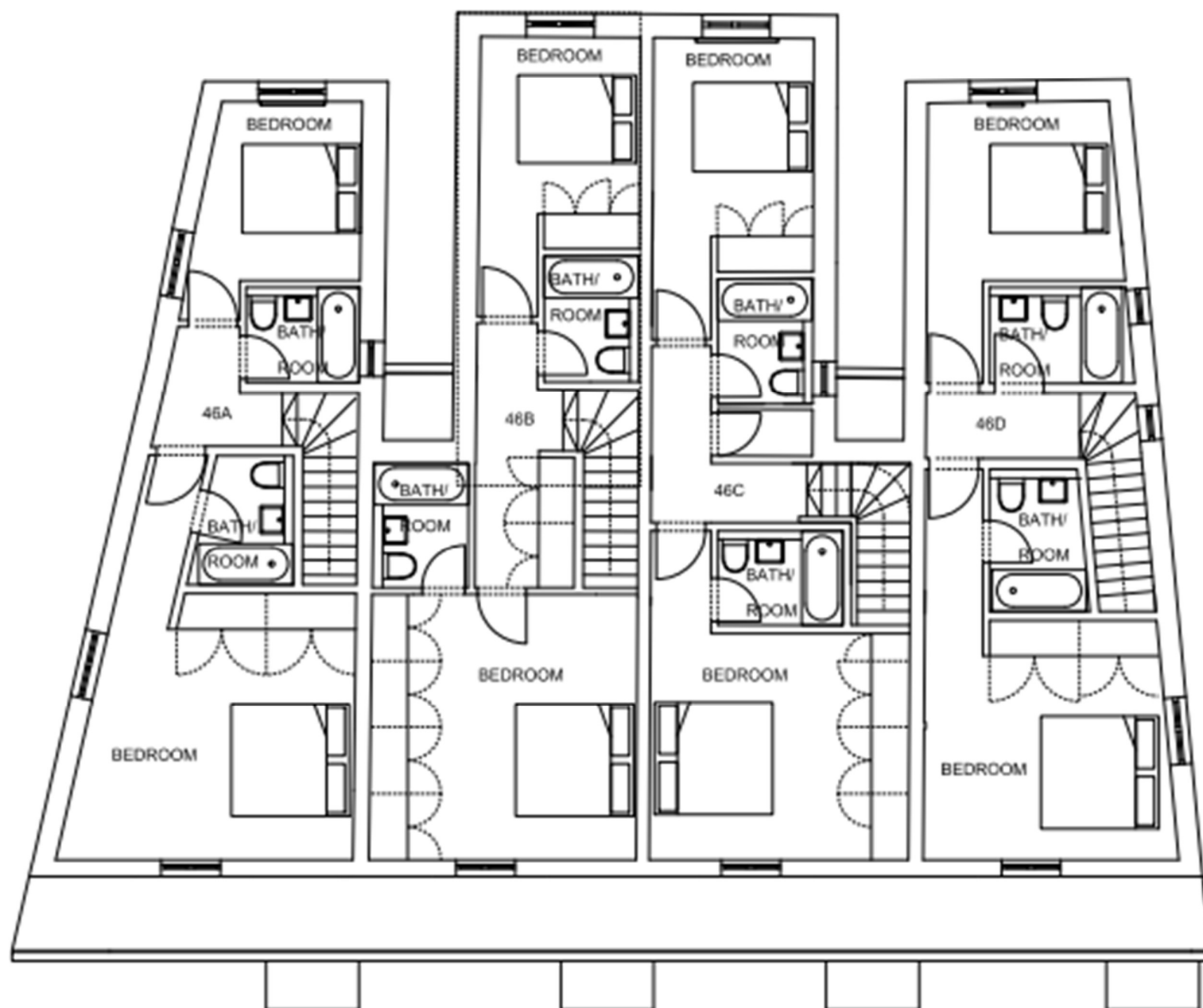
PROPOSED GROUND FLOOR PLANS



PROPOSED FIRST FLOOR PLANS



PROPOSED LOFT PLANS



SCHEDULE OF ACCOMODATION

Ground Floor Conversion

Flat 46F – 1 Bedroom – 46sqm / 495sqft
Flat 46G – 1 Bedroom – 49sqm / 527sqft
Flat 46H – 1 Bedroom – 49sqm / 527sqft
Ground Floor Total – 1,550sqft

First Floor Extension and Alterations

Flat 46A – 2 Bedroom – 97sqm / 1,044sqft
Flat 46B – 2 Bedroom – 102sqm / 1,097sqft
Flat 46C – 2 Bedroom – 102sqm / 1,097sqft
Flat 46D – 2 Bedroom – 95sqm / 1,022sqft
Flat 46E – 1 Bedroom – 48sqm / 516sqft
First Floor Total – 4,779sqft

Overall Total – 6,329sqft

METHOD OF SALE

The property is for sale by way of private treaty.

PRICE

The asking price is OIEO £1,600,000 for the Freehold interest

VAT

We understand that VAT is not currently payable on the price.

ADDITIONAL INFORMATION

Upon request further plans are available.

LEGAL COSTS

Each party to be responsible for their own legal costs.

**PERRY
HOLT**

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