



proposed elevation - indicative only

SITE WITH PLANNING FOR 4 APARTMENTS

55 Richfield Road, Bushey, Hertfordshire, WD23 4JY





front elevation - indicative only



rear elevation - indicative only



rear elevation - indicative only



side elevation - indicative only

55 Richfield Road, Bushey, Hertfordshire, WD23 4JY

AN OPPORTUNITY EXISTS TO ACQUIRE A SITE WITH PLANNING FOR 4 LUXURY APARTMENTS. EACH APARTMENT HAS 2 BEDROOMS AND 2 BATHROOMS AND 2 PARKING SPACES ALL AT 861.11SQFT (80SQM). THE PLOT IS 0.16 ACRE (0.0645 HA).

Bushey Heath & Village is perfectly placed for a range of local amenities to cater for your daily requirements, with a wide choice of Cafes, restaurants and places of worship. Further shopping facilities are located at the major town centres of Stanmore and Watford. The area is well served for good local schools for all ages and genders. Transport facilities include the main line at Bushey and access to the M1 & A41 motorways. Heathrow and Luton airports are also within reach.

Offers in excess of: £740,000 - Freehold Energy Efficiency Rating: D - Council Tax Band: E - Local Authority: Hertsmere Borough Council

TREE PRESERVATION ORDERS (TPOS). There are no TPO's located on this site, however, one has to be conscious of the root projection area on the neighbouring TPO.

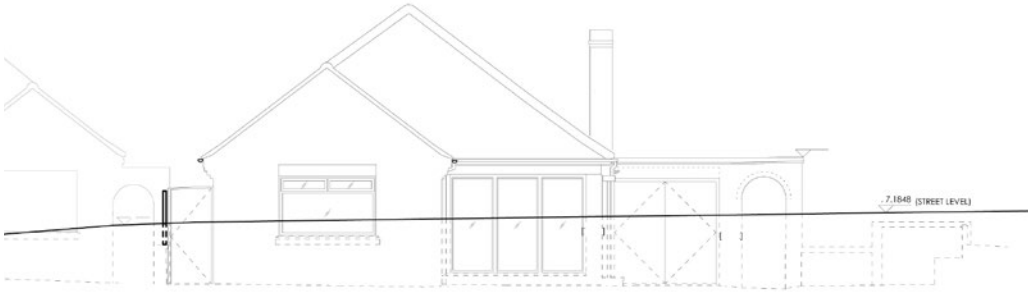
BOUNDARIES & FENCING POSITIONS. We have not undertaken a detailed survey of any of the boundaries. Interested parties are advised to make their own enquiries via their own representatives.

CONTAMINATION & SOIL SURVEY. We have not carried out a land contamination survey. Interested parties should make their own enquiries.

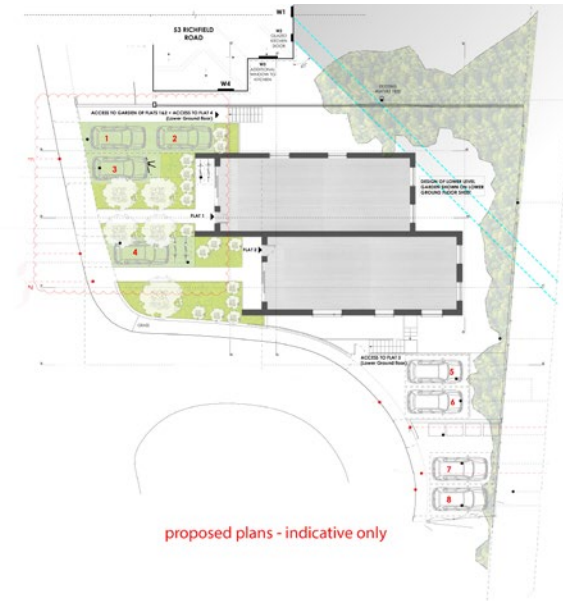
PLANNING. Demolition of existing bungalow and erection of 4 x 2 bedroom apartments with lower ground level to include associated amenity space, with parking, bin & bike store. Planning ref:21/1484/FUL & plans can be found on <https://www.hertsmere.gov.uk>

DISCLAIMER. The images are for illustrative purposes only and are not to scale. therefore, the accuracy of the architect's drawings cannot be guaranteed or warranted, are also not to scale and are indicative only. We would advise interested parties to obtain verification from their own advisers. The plans should be used for general guidance only and do not constitute, in whole or in part, an offer or contract. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value the property. The plot measurement and Ordnance Survey extract has been sourced from Promap and the accuracy cannot be guaranteed and are not to scale. Interested parties should make their own enquiries. CIL charges and or Affordable Housing Contributions have to be discussed with the Local Authority or your consultants. It is incumbent on any potential purchaser to satisfy themselves as to the suitability of the site for their own purposes.

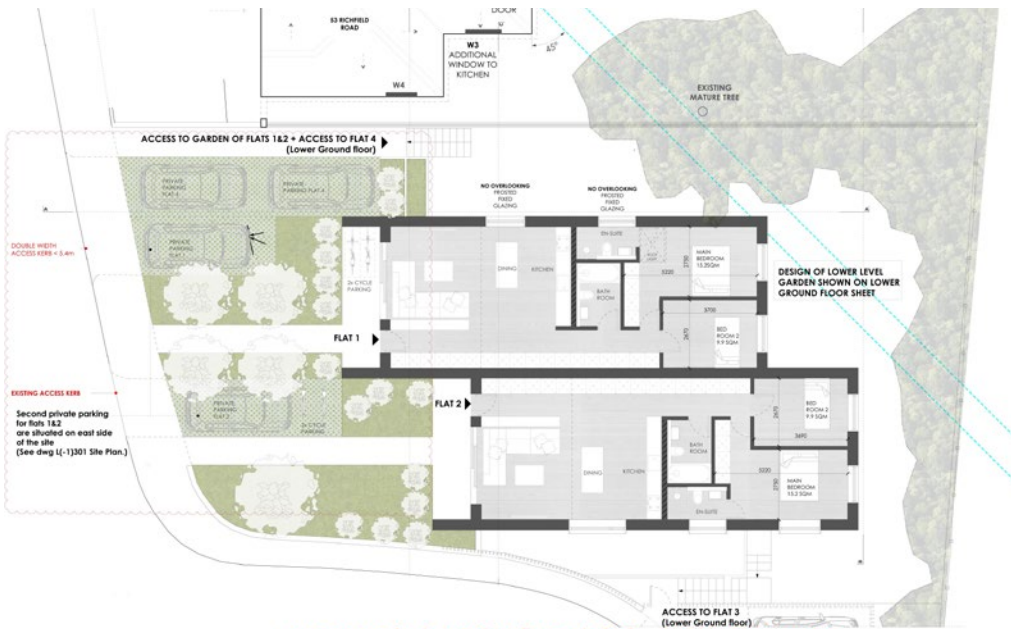




existing elevation - indicative only



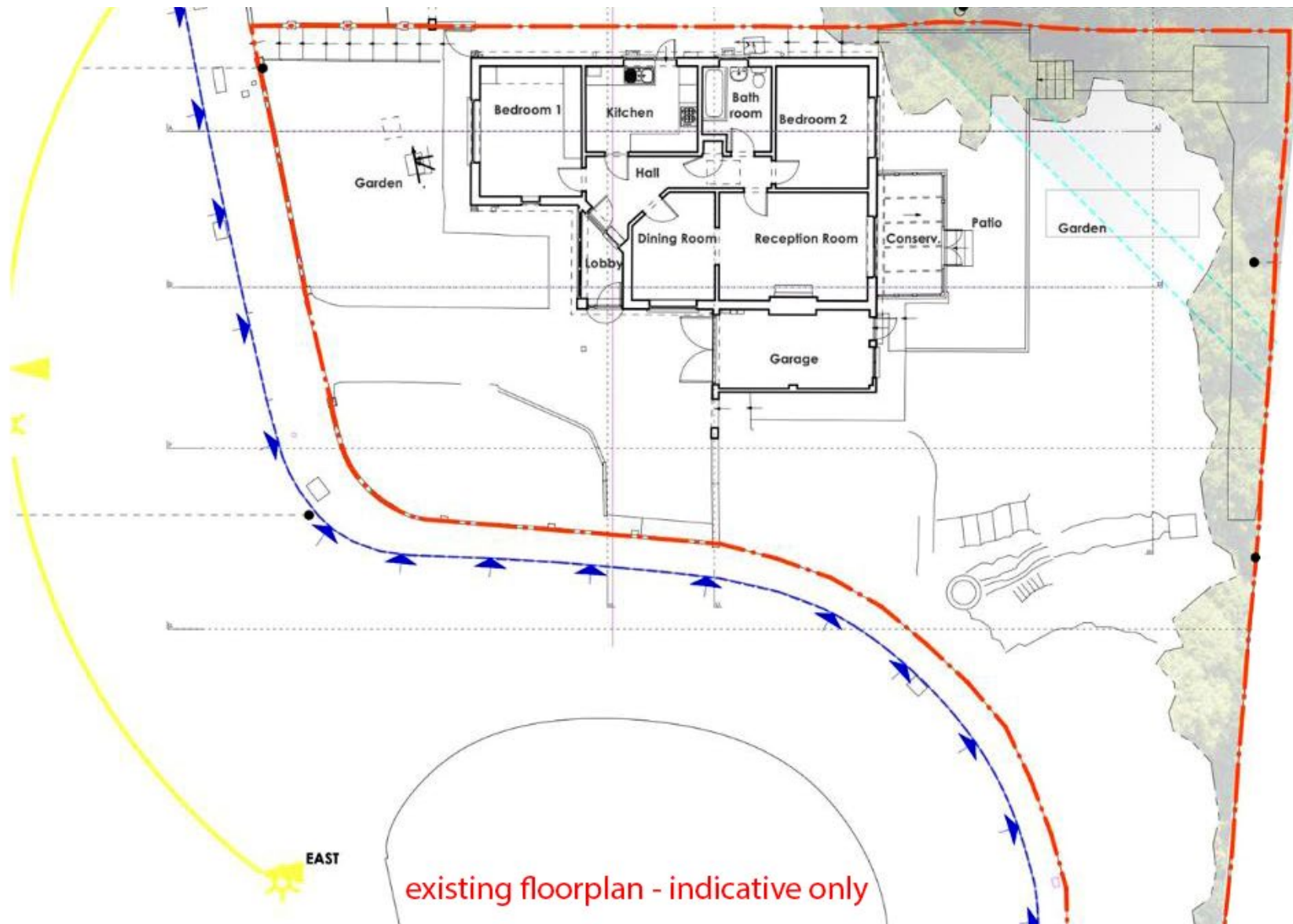
proposed plans - indicative only



proposed plans for flats 1 & 2 - indicative only



proposed plans for flats 3 & 4 - indicative only



ROBSONS

LAND & NEW HOMES

1st & 2nd floor offices, 130 High Street, Rickmansworth, Hertfordshire, WD3 1AB

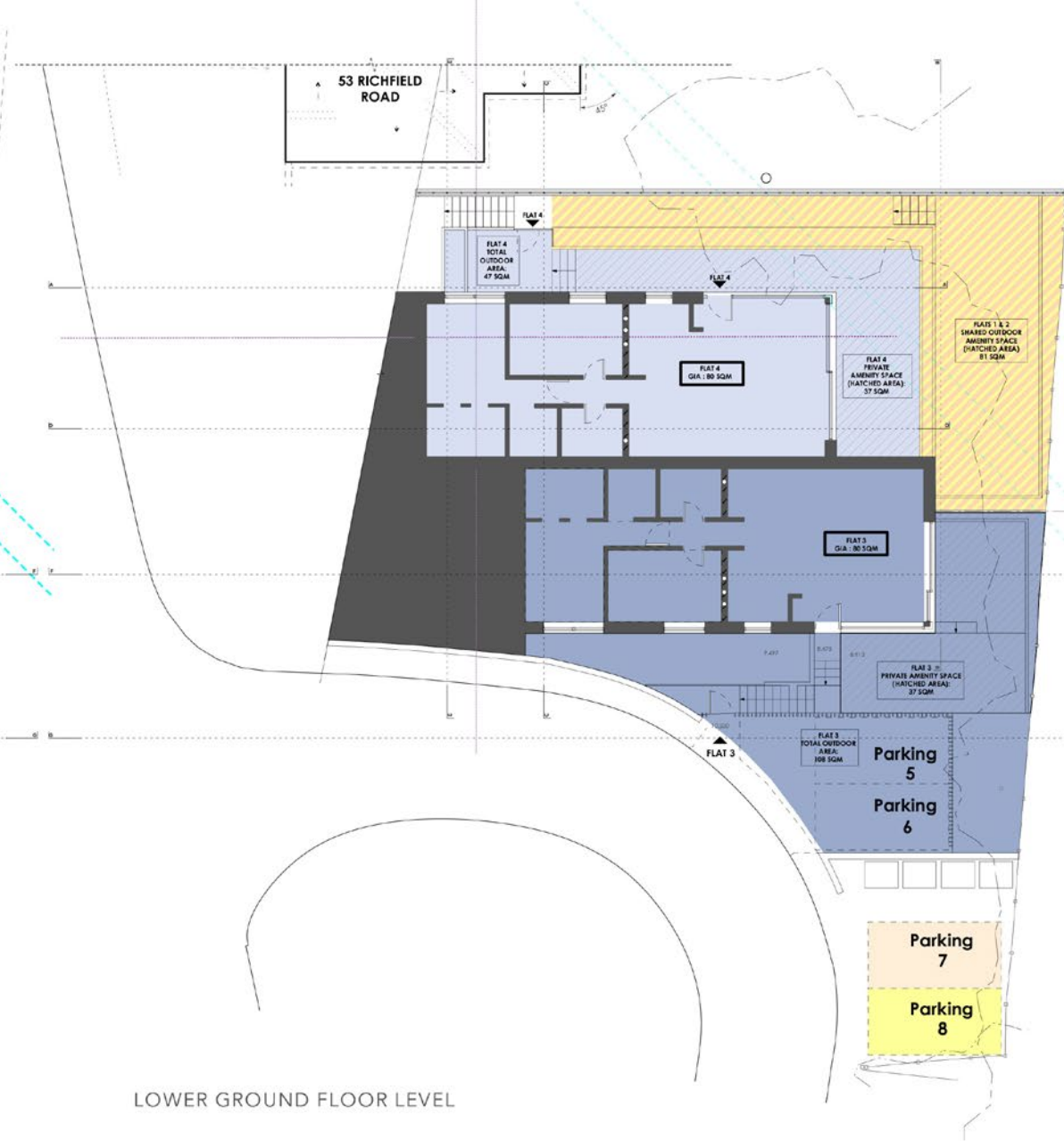
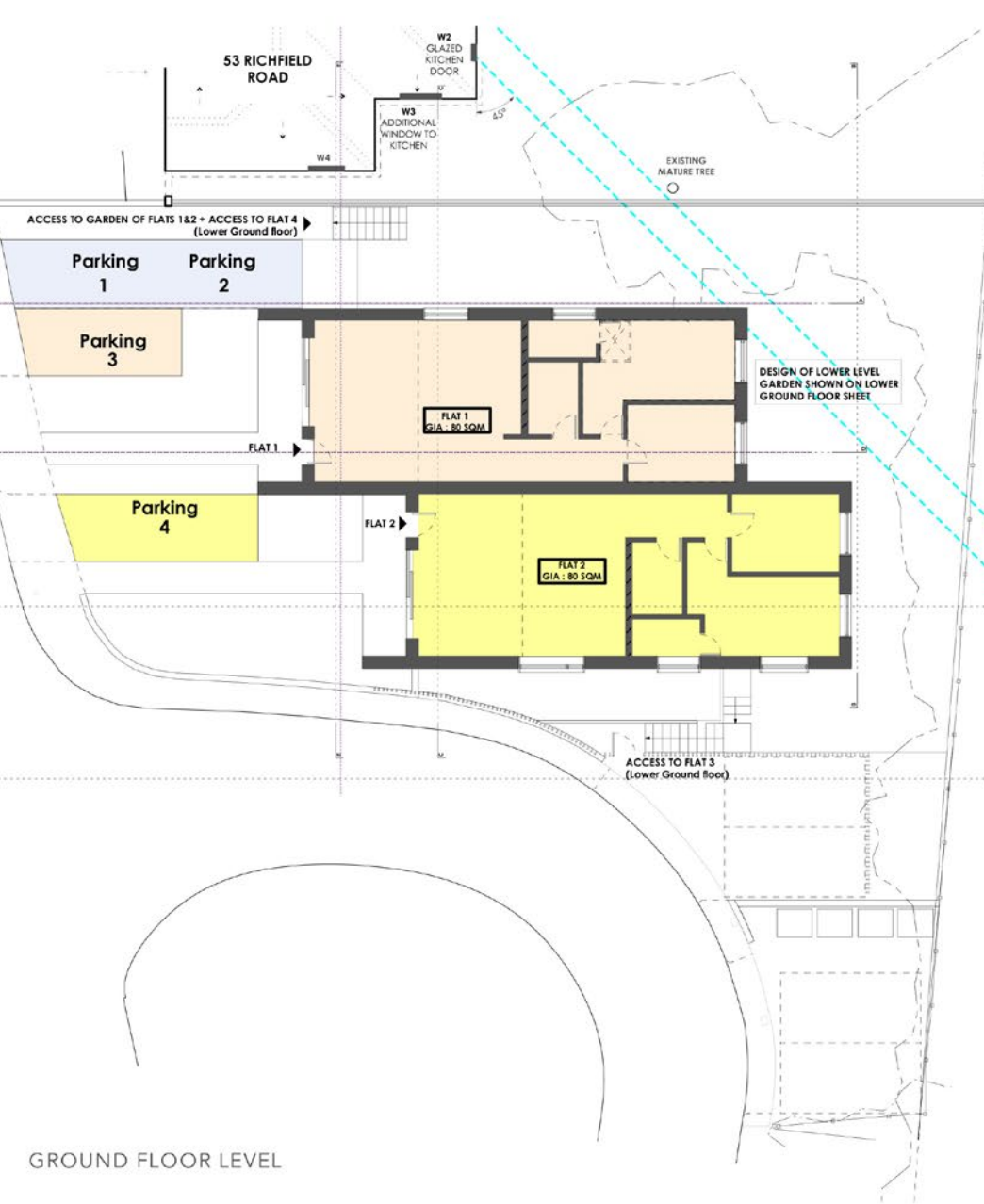
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40 ST JAMES'S PLACE SW1



proposed floorplans - indicative only