

**A FORMER BUILDERS YARD IN CENTRAL WATFORD, HERTFORDSHIRE**

Land to side of 58 Radlett Road, Watford, Hertfordshire, WD24 4LL

**ROBSONS**  
LAND & NEW HOMES

A former builders yard suitable for alternative uses, subject to planning

**LOCK UP BUILDERS YARD • 84' X 20' •  
HARDSTANDING • SECURE GATED FRONT •  
FENCED • DETACHED STORE • CHAIN FREE**

An opportunity to acquire a former builders yard in a suburban street in Watford Hertfordshire. The site is gated, fenced & provides hardstanding. The site is approximately 84' x 20' (25.6m x 6m) . There is detached garage/store.

Located on Radlett Road overlooking Knutsford Playing Fields and approximately 1 mile from Watford Town centre. Major road links such as the M1, M25 and A41 are all within reach from the site.

#### **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**

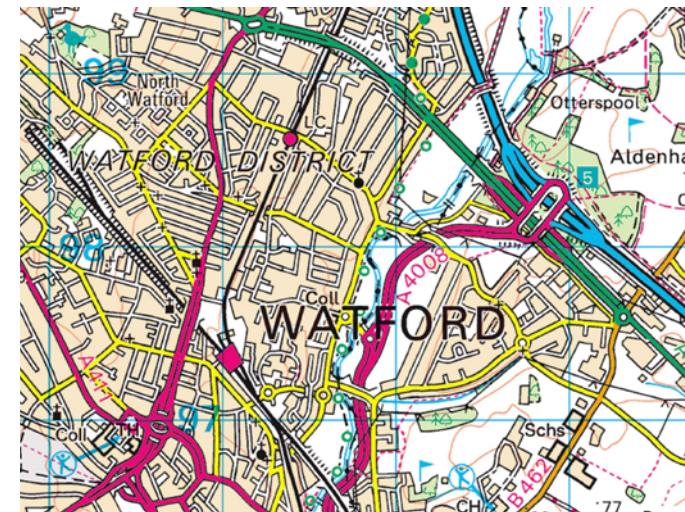
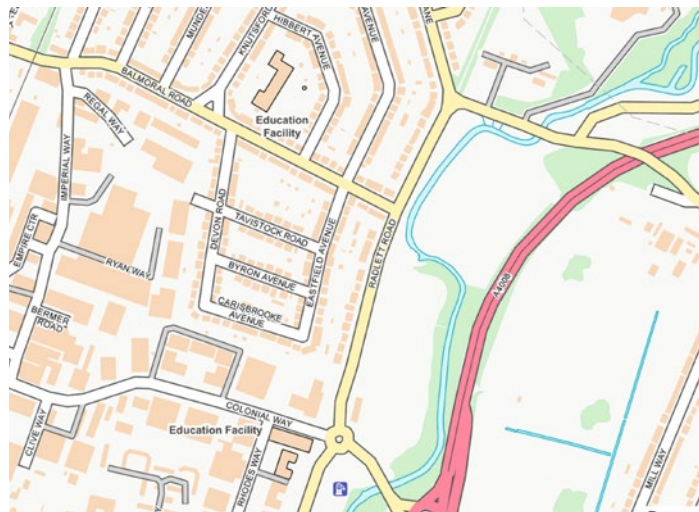
We have not carried out a land contamination survey. Interested parties should make their own enquiries. We understand that the site is within Flood Zone 1 (low probability of flooding)

#### **HEALTH & SAFETY**

Whilst undertaking inspection we would ask you to be as vigilant as possible for your own safety.

#### **PLANNING**

Interested parties will need to make their own enquiries in respect of any matters relating to planning as we are unable to comment. The plans shown are from a previous failed application. Planning ref: 22/00410/ful







### **CIL (Community Infrastructure Levy payment)**

Any purchaser who constructs a building in line with a planning application, will have an obligation to pay the charges imposed by way of a CIL. The buyer(s) are advised to make their own enquiries via their own representatives

### **DISCLAIMER**

Please note: the images are for illustrative purposes only and are not to scale. The plans are for a proposed scheme, which was rejected, therefore, the architect's drawings accuracy cannot be guaranteed or warranted, are not to scale and are indicative only. Therefore 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 of the same. In terms of planning, we are not in a position to provide any form of commentary, guarantee or assurance in relation to the likelihood of success should a residential or commercial application be presented to the Local Authority for consideration. It is incumbent on any potential purchaser to satisfy themselves as to the suitability of the site for their own purposes.

### **Additional Information**

Guide Price: £150,000

Tenure: Freehold

Local Authority: Watford Borough Council







# ROBSONS

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