

**A RARE OPPORTUNITY TO ACQUIRE A PLOT AT AROUND 0.665 ACRE**

1,2 & 3 Castle Corner, Dawes Lane, Sarratt, Hertfordshire, WD3 6DA



An opportunity to acquire a vacant plot of land at approximately 0.665 acre that could be suitable for a residential lead scheme (subject to the usual planning permission and consents).

Sarratt is a charming and sought after Hertfordshire village with a number of amenities that include The Cricketers and The Boot Public Houses that enjoy access to Sarratt Green. Schooling in the area includes York House, Royal Masonic, Dr Challoner's Grammar School and St Clements Danes School. Nearby Rickmansworth and Chorleywood provide a fast Metropolitan Line train service to Baker Street and the City as well as Chiltern Turbo to Marylebone. Tributary of the River Chess valley provide a wonderful setting for walking and horse riding. The neighbouring area is also well served for extensive leisure facilities which includes golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. The M25 motorway and Heathrow and other major airport are also accessible

#### TREE PRESERVATION ORDERS (TPO'S)

We understand a number of the trees on the site are subject to TPOs. Interested parties should make their own enquiries via the local authority and/or their solicitors.

#### BOUNDARIES & FENCING POSITIONS

We have not undertaken a detailed survey of any of the boundaries buyer(s) 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.

#### HEALTH & SAFETY

Whilst undertaking inspection we would ask you to be as vigilant as possible for your own safety. Children are not allowed on site and sensible footwear must be worn at all times.

Guide Price: On Application

Tenure: Freehold

Local Authority: Three Rivers District Council

#### DISCLAIMER

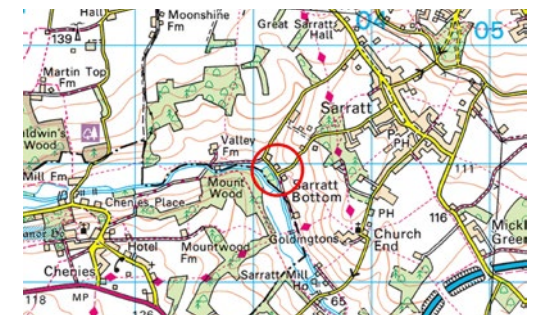
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1st & 2nd Floor, 130 High Street, Rickmansworth, WD3 1AB

Tel: 0203 814 1883 or neil.ret@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)



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40 ST JAMES'S PLACE SW1