

2.84 ACRE PLOT OF LAND IN SPRINGWELL LANE, RICKMANSWORTH

Land to North East side of Springwell Lane, Rickmansworth, Hertfordshire, WD3 8UX

indicative only

ROBSONS
LAND & NEW HOMES

An opportunity to acquire a vacant plot of land at approximately 2.84 acre that could be suitable for alternative uses (subject to the usual planning permission and consents).

The site is between Rickmansworth & Harefield and is surrounded by some beautiful countryside. Rickmansworth has food halls of Marks & Spencer, Waitrose and Tesco. More extensive shopping facilities are available in the larger towns of Watford and Uxbridge. At Denham is the Chiltern Line to Marylebone whilst at Rickmansworth there is the Chiltern Line and Metropolitan line to London Marylebone and Baker Street. The M25 motorway is available at junction 17. The area is well served for good quality private and state schools for all ages and also has good sporting facilities which include golf, cricket and football clubs.

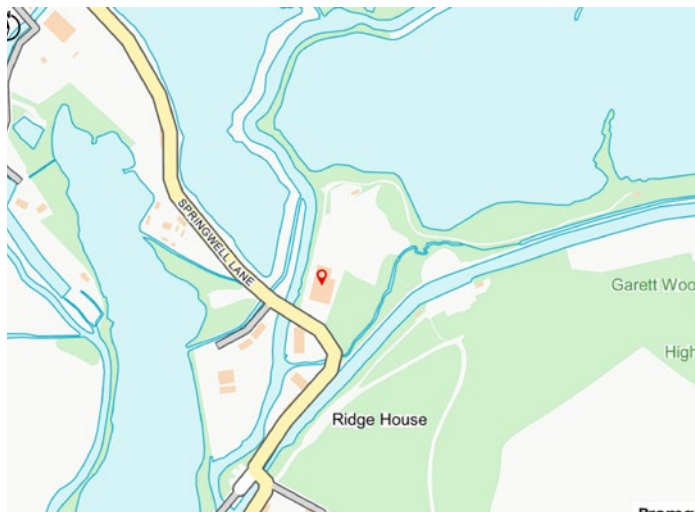
TREE PRESERVATION ORDERS (TPO'S) - We understand a number of the trees on the site are subject to TPOs. Interested parties should make their own enquiries via the local authority and/or their solicitors.

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.

CIL, AFFORDABLE HOUSING CONTRIBUTION & s106 OBLIGATIONS - Any purchaser who constructs properties, in line with the planning application, will have an obligation to pay the charges imposed by way of a CIL & a possible Affordable Housing Contribution. We advise that one must make their own enquiries via their consultants.





DISCLAIMER

Any intending purchaser should satisfy themselves by carrying out an inspection and undertaking Local Authority Searches and making all necessary enquires via your legal representatives or surveyor. Any areas, measurements or distances quoted are approximate and therefore cannot be verified or relied on. We understand that the land sits within Metropolitan Green Belt and a flood zone. 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 the potential purchaser to satisfy themselves as to the suitability of the site for their own purposes. We are not in a position to provide any form of commentary on the planning, CIL charges, Affordable Housing Contribution or provide any guarantee & assurance in relation to the likelihood of success should a residential or commercial application be presented to the Local Authority for consideration.

Guide Price: £275,000
Tenure: Freehold
Local Authority: London Borough of Hillingdon





ROBSONS

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