



AN OPPORTUNITY TO ACQUIRE A PLOT AT APPROXIMATELY 2.5ACRES

Land at the east side of Sarratt Lane, Loudwater, Rickmansworth, Hertfordshire, WD3 4AY

ROBSONS

LAND & NEW HOMES

An opportunity to acquire a vacant plot of land at approximately 2.515 acres that could be suitable for alternative uses (subject to the usual planning permission and consents).

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

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.

CONSERVATION AREA & METROPOLITAN GREEN BELT
We understand the site sites within a Conservation Area and Metropolitan Green Belt buyer(s) are advised to make their own enquiries via their own representatives.

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. Three Rivers District Council Affordable Housing Contribution differs from other local authorities. We advise that one must make their own enquiries via their consultants

OVERAGE AGREEMENT

Should a planning gain be successful, then our clients are looking at an overage payment of £200,000 per unit.

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 Conservation Area. The plot measurement and Ordnance Survey extract has been sourced from Promap or similar 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.

Additional Information

Guide Price: £295,000

Tenure: Freehold

Local Authority: Three Rivers District Council





ROBSONS

LAND & NEW HOMES

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

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

www.robsonswb.com

[www.
the
londonoffice.co.uk](http://www.the-londonoffice.co.uk)
40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.