

**POTENTIAL DEVELOPMENT SITE**

Land to rear of 57 & 59 Tibbs Hill Road, Abbots Langley, Hertfordshire, WD5 0EE

**ROBSONS**

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LAND & NEW HOMES

Indicative only

**Promap**



# AN OPPORTUNITY TO ACQUIRE A PLOT OF LAND THAT COULD BE SUITABLE FOR A RESIDENTIAL LEAD SCHEME (SUBJECT TO THE PLANNING PERMISSION AND CONSENTS).

Abbots Langley is a delightful village community, from the High Street catering for everyday needs, to the excellent primary and secondary schooling. Transport services are well catered for, with Kings Langley Main line station, together with access onto the M1 and M25 motorways.

## TREE PRESERVATION ORDERS (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. Interested parties are advised to make their own enquiries via their own representatives.

## CONTAMINATION & SOIL SURVEY

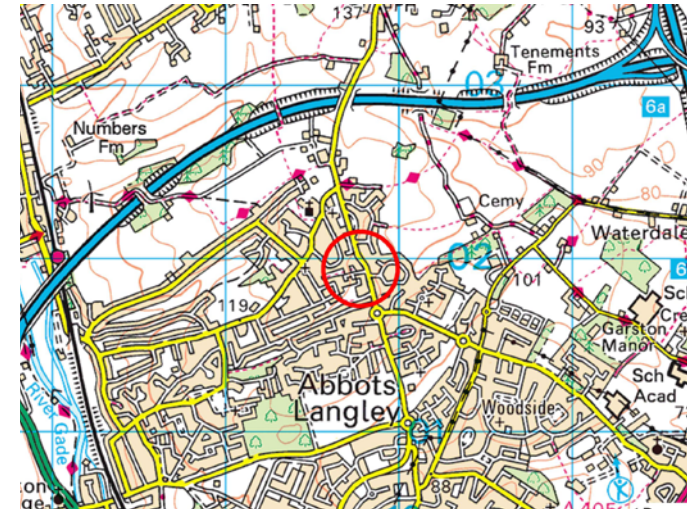
We have not carried out a land contamination survey. Interested parties should make their own enquiries.

## 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.

## PLANNING

Interested parties will need to make their own enquiries in respect of any matters relating to planning as we are unable to comment. Our clients will consider conditional and unconditional bids, subject to contract & planning. Planning was previously lodged with Three Rivers District Council (planning reference (22/1689/FUL).







## **CIL & AFFORDABLE HOUSING CONTRIBUTION**

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.

## **Disclaimer**

Please note: The OS is indicative, for illustrative purposes only & not to scale. Any areas, measurements or distances quoted are approximate and should not be used to value the property. Therefore, we would advise interested parties to obtain verification from their own advisers. Any intending purchaser should satisfy themselves by inspection, searches, enquiries & full survey as to the correctness of each statement. Interested parties should make their own enquiries. 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: £350,000

Tenure: Freehold

Local Authority: Three Rivers District Council







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