

SITE WITH PLANNING FOR 2 SEMI-DETACHED HOUSES

Site at 56-58 Radlett Road, Watford, Hertfordshire, wd24 4ll

ROBSONS
LAND & NEW HOMES

indicative only

Promap
LANDMARK INFORMATION

**PLANNING GRANTED FOR TWO
3 BED 2 BATH SEMI-DETACHED HOUSES
ARRANGED OVER 3 FLOORS**

- 1,119.99SQFT (104.04SQM) • PLANNING REFERENCE NO. 23/01120/FUL •

An opportunity to acquire a development site in a suburban street in Watford Hertfordshire. 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

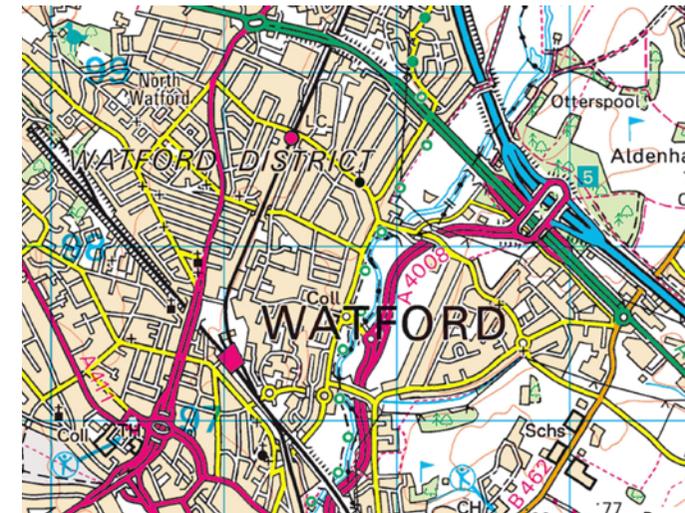
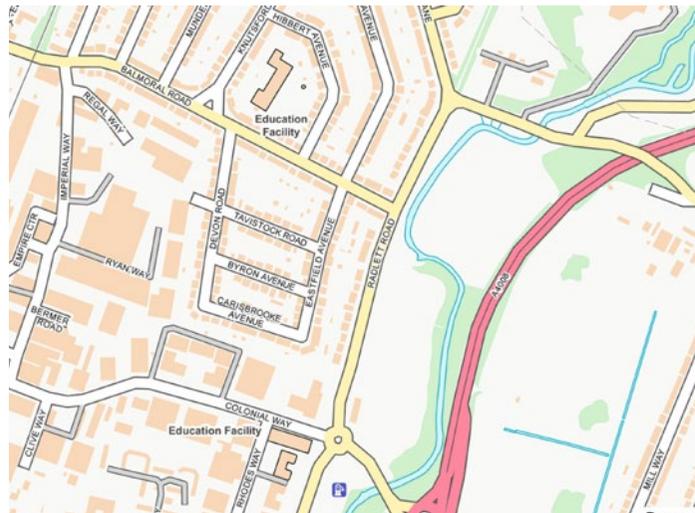
Whilst undertaking inspection we would ask you to be as vigilant as possible for your own safety.

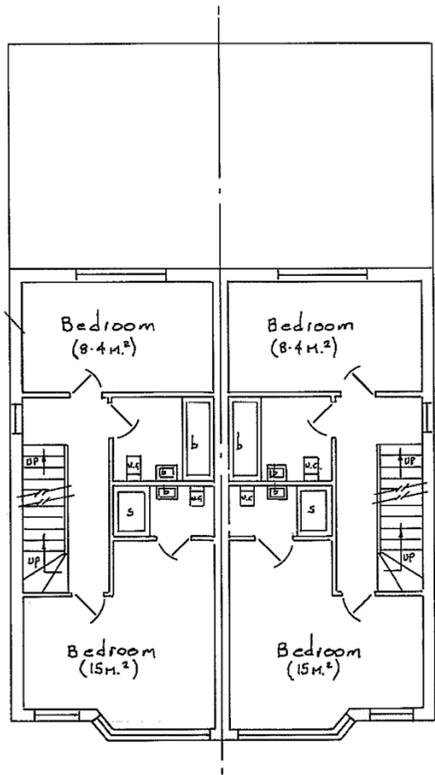
CIL & s106 CHARGES

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 & s106 charges. The buyer(s) are advised to make their own enquiries via their own representatives.

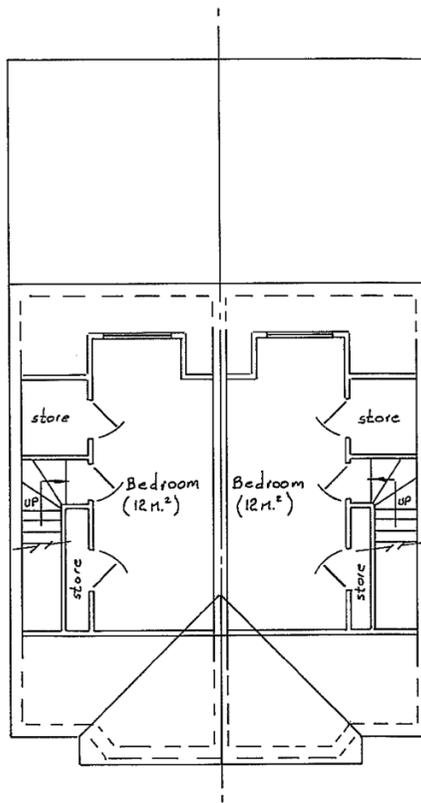


FRONT ELEVATION





FIRST FLOOR PLAN



SECOND FLOOR PLAN

DISCLAIMER

Please note: the images are for illustrative purposes only and are not to scale. The plans are for the proposed scheme, 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. 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: £700,000

Tenure: Freehold

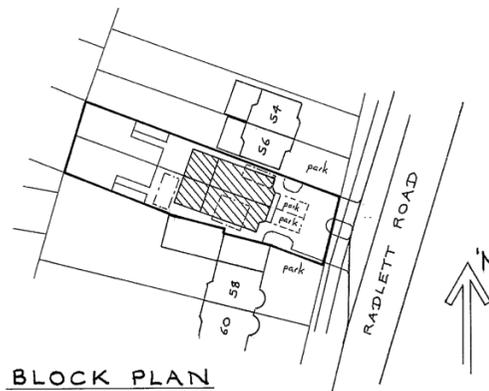
Local Authority: Watford Borough Council



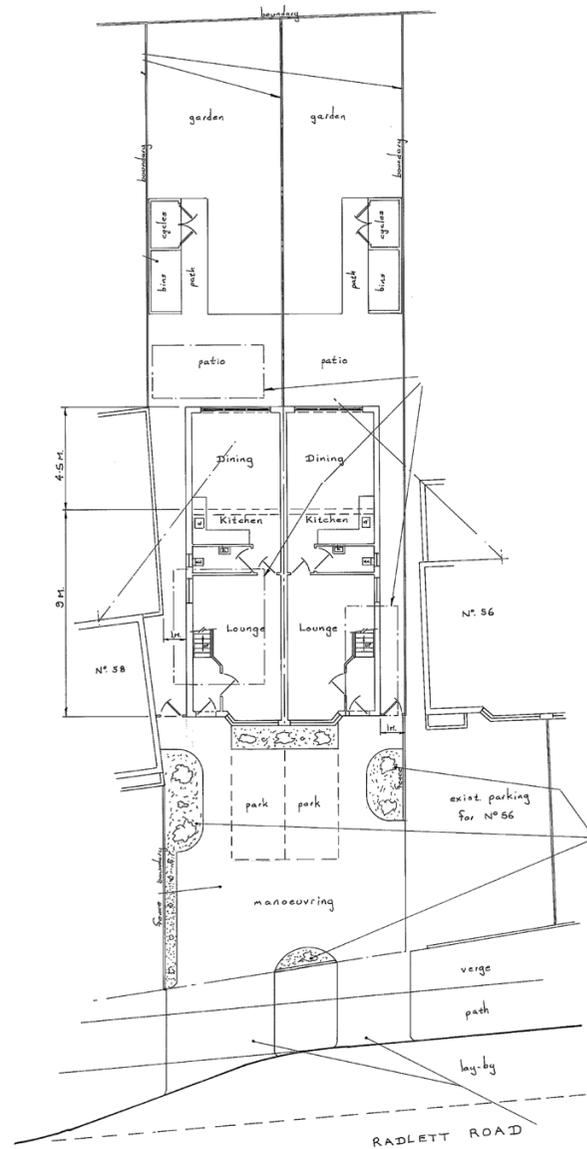
REAR ELEVATION



SOUTH SIDE ELEVATION



BLOCK PLAN



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

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

www.robsonswb.com

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.