

# PERRY HOLT

PROPERTY CONSULTANTS

# FOR SALE

Residential dwelling suitable for  
redevelopment STPP

Gate Keepers Lodge, Scots Hill, Rickmansworth, WD3 3AB



## ACCOMMODATION

Existing Floorplan

	Sq ft	Sq m
Gate Keepers Lodge	939	87.27



## AMENITIES

- ✓ Development opportunity STPP
- ✓ 0.4 miles to Rickmansworth High Street
- ✓ Potential to be a stunning family home
- ✓ Pictureque views

## LOCATION

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with lakes, woodland, children's play area and the popular Café in the park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools. There are a multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks and Spencer, WHSmith, Boots and a large Waitrose. There are many good and outstanding primary, secondary and independent schools in the area.

## DESCRIPTION

Gate Keeper Lodge is a three-bedroom bungalow offering a rare opportunity for development. Enjoying a picturesque outlook to the rear, this home is surrounded by mature greenery, creating a peaceful and private ambience. Perfectly positioned on the border of Croxley Green and Rickmansworth, residents benefit from a village feel with excellent connectivity. Local train and bus services are easily accessible and all amenities are just a short walk away.

Our clients are seeking a proposal from a prospective purchaser on a subject planning basis and will allow them to submit planning permission for a family home. The details of the deal will be reviewed on a case by case basis.

We understand that the property is not connected to mains electricity.

## PRICE

£850,000 for the Freehold interest, on a subject to planning basis.

## LEGAL COSTS

Each party to be responsible for their own legal costs

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