

# LATE ENTRY: AUCTION SALE

## Tuesday 14th April 2026



Lot 43A

Land at 15(A) Lea Buses, Watford, WD25 9TL



All enquiries Ref: Callum Glenn

- Land with planning permission for an end of terrace house
- Freehold site
- Full vacant possession

#### Note:

There may be potential to enhance the planning to a Three Bedroom, subject to necessary consents. Buyers must rely on their own enquiries.

#### To view:

By careful application to site during daylight hours.

#### Location:

The site is situated off Lea Buses. Public transport links include Garston Rail Station together with local bus services serving the surrounding area. Road communications are provided by the A405 (North Orbital Rd) and M1 Motorway. Local shops can be found close by with a more comprehensive range of shops, restaurants and cafes available Watford Town centre.

#### Description/planning:

Freehold site approximately 3,000 sq ft with planning permission for an end of terrace house. Planning Consent has been granted by Watford Borough Council on 18th June 2024 for the Erection of a 1 x 2 Bedroom Dwelling following Demolition of Side Extension and Single Storey Rear Infill Extension for the Host Property. Copies of the plans and consent are available for inspection. (Planning Reference: 23/00629/FUL).

#### Accommodation (once built):

Ground floor: Reception room, kitchen, WC

First floor: Two bedrooms/WC

Outside: Rear garden



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