

VIEW ALONG PROSPECT CLOSE



SITUATION

Located at the junction with Prospect Close within this popular residential area close to the shopping amenities of the High Road.

Bushey lies approximately 13 miles north-west of Central London and 1 1/2 miles south-east of Watford Town Centre and enjoys good road links via the A41 and M1 (Junction 5).

PROPERTY

An **L-Shaped Site of Approximately 6,000 sq ft (Approx. 557 sq m)** accessed via Prospect Close, which is located directly off Little Bushey Lane.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

**Planning for 2,408 sq ft
Detached 5 Bedroom
5 Bathroom House**

The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**

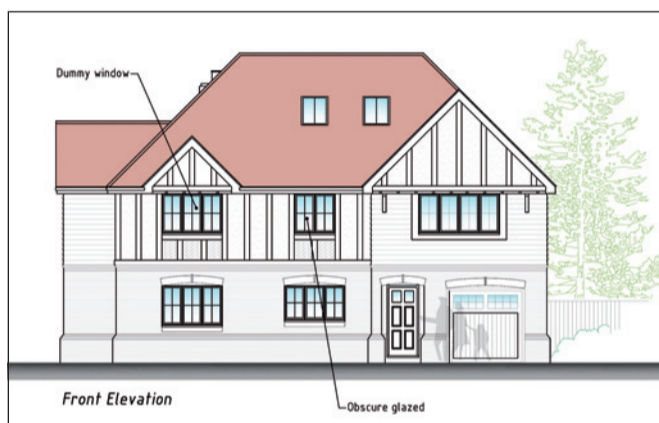
PLANNING

Planning permission was granted on 4th April 2014 by Hertsme Borough Council (application No. 13/2356/FUL) for the 'Erection of 1 No. detached 5-bed dwelling with integral garage'.

There is a Section 106 payment of £10,036.46

Planning Permission and Plans available from the Auctioneers.

Note: There is an overage payment to Linden Ltd on first disposal of the completed development equating to 20% above £1 million.



VENDOR'S SOLICITORS
OGR Stock Denton – Tel: 020 8349 0321
Ref: S Goldberg Esq – Email: sgoldberg@ogrstockdenton.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts

VIEW TOWARDS SITE

