

### **SITUATION**

Conveniently positioned in the town centre, close to Borehamwood Shopping Park which hosts a large variety of multiple retailers and just a short walk of Elstree & Borehamwood Mainline Station (22 minutes to King's Cross). Borehamwood has now become a popular commercial and highly sought after and expanding residential community only 11 miles north-west of central London and within easy reach of the M1 (Junction 4).

### **PROPERTY**

A square shaped site (formally the Beer Garden of the Wellington P.H.) of approx. 4,095 sq ft (0.09 acres) with direct frontage onto Glenhaven Avenue.

### **ACCOMMODATION**

Site Frontage Approx. 65'0"
Site Depth Approx. 64'0"

VAT is payable in respect of this Lot

# Development Site with Planning for 4 Flats

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

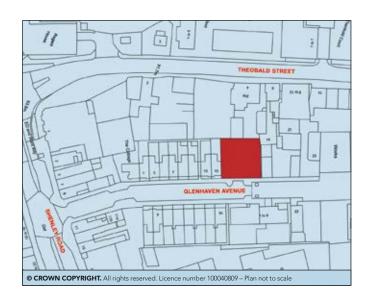
### **PLANNING**

Outline Planning Permission was granted for the 'Erection of a three storey detached building comprising 4 flats (1  $\times$  1 bed, 1  $\times$  2 bed, 2  $\times$  3 bed)' on 6th October 2015 by Hertsmere Borough Council (Planning ref No. 15/1747/OUT).

### Proposed Flat Sizes (GIA):

Flat 1: (Ground & First Floor)	3 bed	1,076 sq ft	$(100 \text{ m}^2)$
Flat 2: (Ground Floor)	1 bed	527 sq ft	$(49 \text{ m}^2)$
Flat 3: (First Floor)	2 bed	721 sq ft	(67 m²)
Flat 4: (Second Floor)	3 bed	1,291 sq ft	$(120 \text{ m}^2)$

## FREEHOLD offered with FULL VACANT POSSESSION







**VENDOR'S SOLICITORS**Fletcher Day – Tel: 020 7766 5260
Ref: Ms Julia Harling – Email: julia@fletcherday.co.uk