

RESIDENTIAL DEVELOPMENT OPPORTUNITY



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 x 1 bed, 1 x 2 bed, 2 x 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 m ²)
Flat 2: (Ground Floor)	1 bed	527 sq ft	(49 m ²)
Flat 3: (First Floor)	2 bed	721 sq ft	(67 m ²)
Flat 4: (Second Floor)	3 bed	1,291 sq ft	(120 m ²)

FREEHOLD offered with FULL VACANT POSSESSION



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Artist's impression of the Development



Proposed Floor Plans of Development.
Plans not to scale and for identification
purposes only.

VENDOR'S SOLICITORS

Fletcher Day – Tel: 020 7766 5260
Ref: Ms Julia Harling – Email: julia@fletcherday.co.uk

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