



SITUATION

Located off Sparrows Herne in this popular residential area near to the local shopping facilities in Bushey Heath. Bushey lies approx. 13 miles north-west of Central London and 2 miles south-east of Watford Town Centre and enjoys good road links via the A41 and the M1 (Junction 5).

PROPERTY

An irregular shaped **site of approx. 1.35 acres** upon which stands **4 detached blocks comprising 25 Residential Units (Flats & Maisonettes) along with 25 Garages, all of which are sold-off on long leases.**

15 of the 25 Garages are accessed via a right of way through Linnet Close.

The site includes communal gardens.

VAT is NOT applicable to this Lot

FREEHOLD

POTENTIAL DEVELOPMENT OPPORTUNITIES (see Photos and Site Plan)

The following 4 potential development opportunities are all subject to obtaining the necessary consents:

- **Development 1** – As the buildings were constructed between 1st July 1948 and 5th March 2018, there is potential to add a two storey building adjoining the block containing Nos. 10–13 Swallow Close to **create 2 Flats** by way of Permitted Development under Class A, Part 20 in Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 which was amended in 2020.
- **Development 2** – Construction of **additional Garages** adjacent to the existing garage block in Swallow Close.
- **Development 3** – Construction of **additional Garages** on the land to the rear of Nos. 1–9 Swallow Close which could then be potentially accessed using the right of way that exists over Linnet Close.
- **Development 4** – Construction of **additional Flats** on the existing Garage Site at the end of Swallow Court, but this will require possession of the Garages as they are each sold-off on long leases.

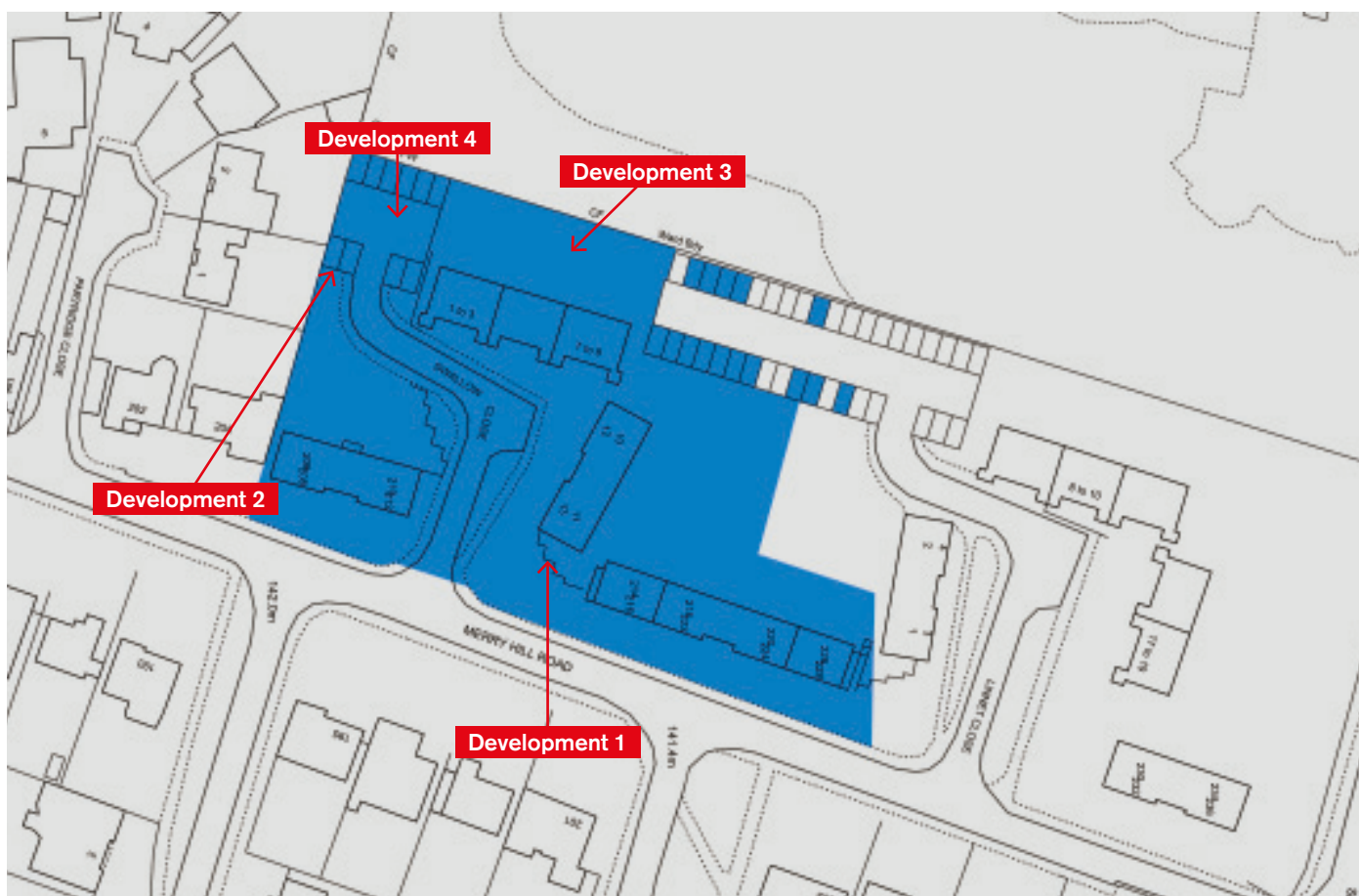
Ground Rent Investment with Development Potential

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Sinclair's Solicitors
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TENANCIES & ACCOMMODATION

(Full Tenancy Schedule available from Auctioneers)

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Nos. 1–13 Swallow Close & Nos. 206–228 (even) Merry Hill Road & 25 Garages	25 Residential Units and 25 Garages (Not inspected)	Various	Each 999 years from 1960	£383	

Note 1: The communal gardens and the road are subject to any rights that may exist thereover.

Note 2: The Freeholder currently charges the lessees a management fee of £135 + VAT p.a. per flat (£3,375 + VAT p.a.).

Note 3: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

