

Land to the Rear of 31 Windmill Street, Bushey Heath, Bushey, WD23 1NB

savills

Freehold Development Opportunity



Freehold Land with potential for development in a prime location sold on an unconditional basis.

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1.0 LOCATION

The site is accessed from Windmill Street via a driveway located next to Number 29. It is situated just 1.3 miles from Bushey town centre and 2.5 miles from Bushey train station. The site is not in a conservation area.

London is just 15 miles distance and is reached by rail from Bushey overground railway station to London Euston in as little as 17 minutes.

The M1 at Junction 5 (3.2 miles), Watford (4.4 miles), and Harrow (4.8 miles) are all accessible by road and offer multiple shopping centres and provides fast access to the airports at Heathrow, Gatwick, Luton and Stansted.

Bushey provides a wide range of shops with multiple stores including Little Waitrose and Costa Coffee. There is an interesting selection of quality restaurants serving multi-cultural cuisine and several coffee/snack bars.

Sports and fitness enthusiasts are well catered for with Tennis, Football, Cricket and extensive facilities within the David Lloyd Sports and Social Club.

Schooling in the area is excellent with a choice of state and private schools including: Queen Elizabeth's School, St Margaret's and St Hilda's.



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2.0 BACKGROUND

The current site is currently occupied by multiple outbuildings and sheds, with some trees which we have been advised are exempt from any Tree Preservation Orders. The site measures approximately 80 ft by 51ft and has been used to store larger items including: classic cars, speed boat, race kart equipment, construction equipment, building materials, work tools, trailers and a caravan over the years. The current owners have a right of way deed for access between 27 to 29 Windmill Street. They also have a right of way deed to the rear of 29 Windmill Street – they do not own the road.

3.0 METHOD OF SALE

As a consequence we are offering the Land for Sale on an unconditional basis only with a guide price of **£400,000**.

Please note that the vendor will not be obliged to accept the highest or any other offer. In order that we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Confirmation of any conditions attached to the offer, and the anticipated timescales for satisfying the conditions.
- Details of any further information required or investigations to be carried out prior to exchange including anticipated timescales.
- Specify any assumptions made in relation to anticipated abnormal development costs.
- Provide details of how you propose to fund the purchase as well as confirmation that your bid has received board approval or equivalent, and if not, the process and anticipated timescales required to obtain such approval.
- Provide any other information that you feel should be taken into consideration in the assessment of your bid; for example any recent experience of delivering schemes of this nature.

4.0 VIEWINGS

Viewings are **strictly** by appointment, please contact the sole selling agents to make an appointment.

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5.0 CONTACT

Andy Toogood

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E: andy.toogood@savills.com

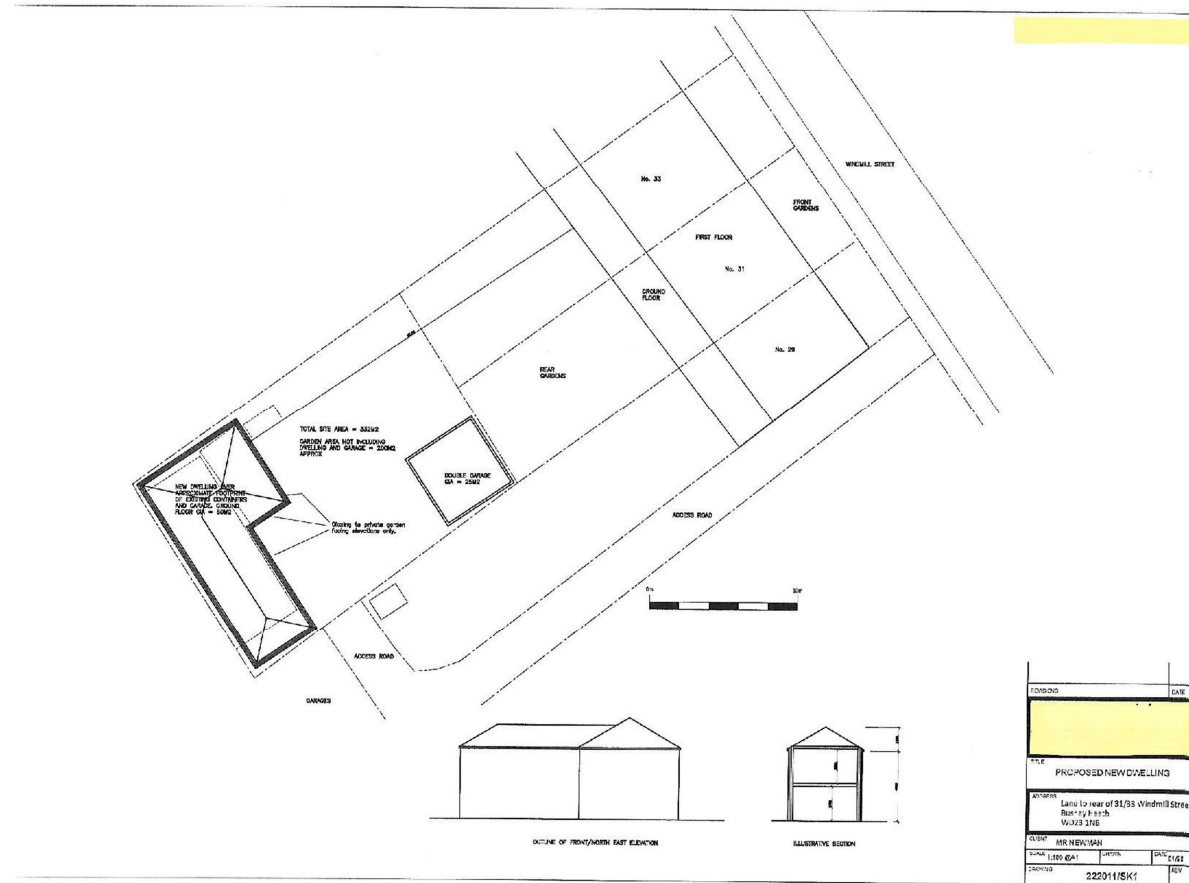


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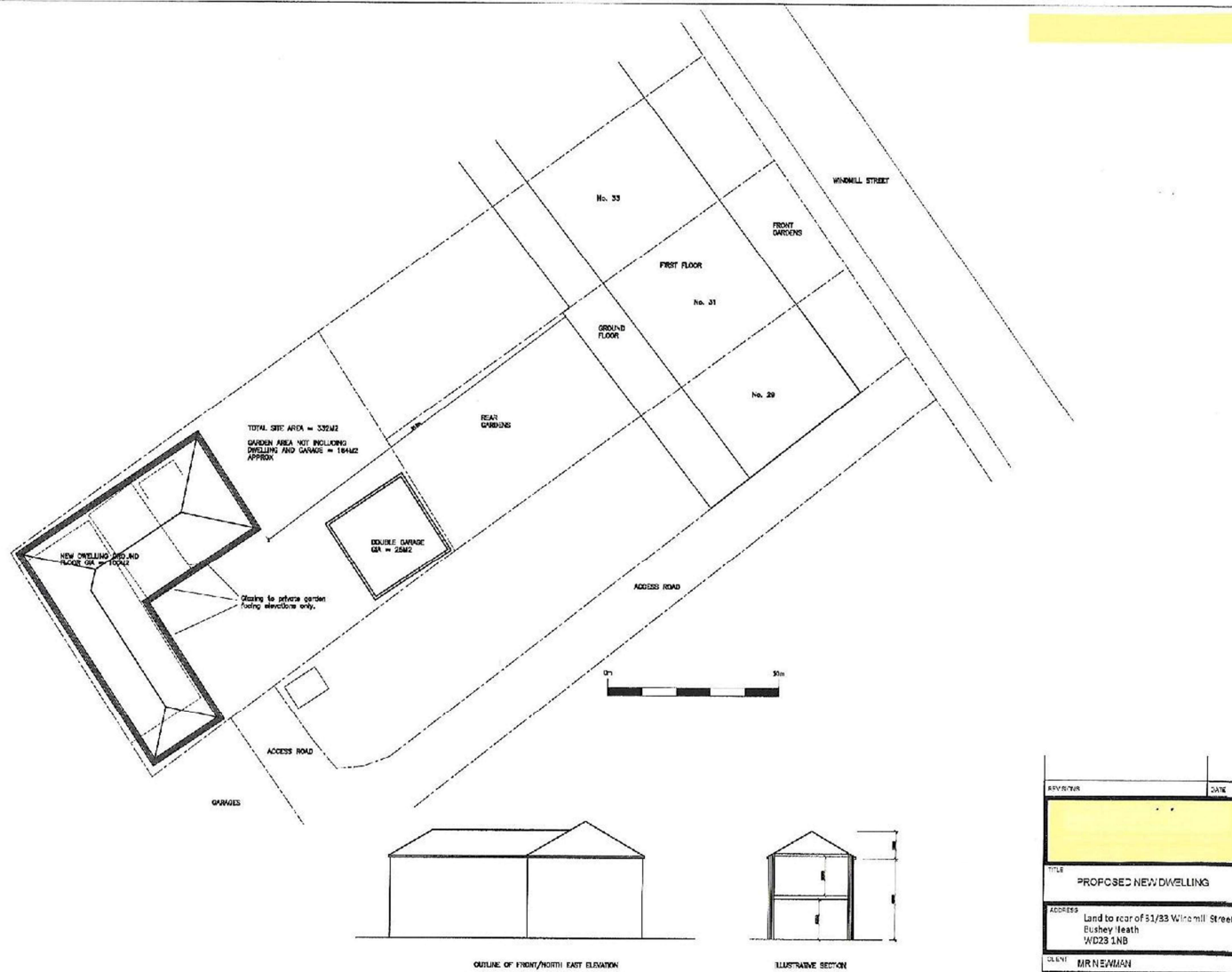
Proposed plans:



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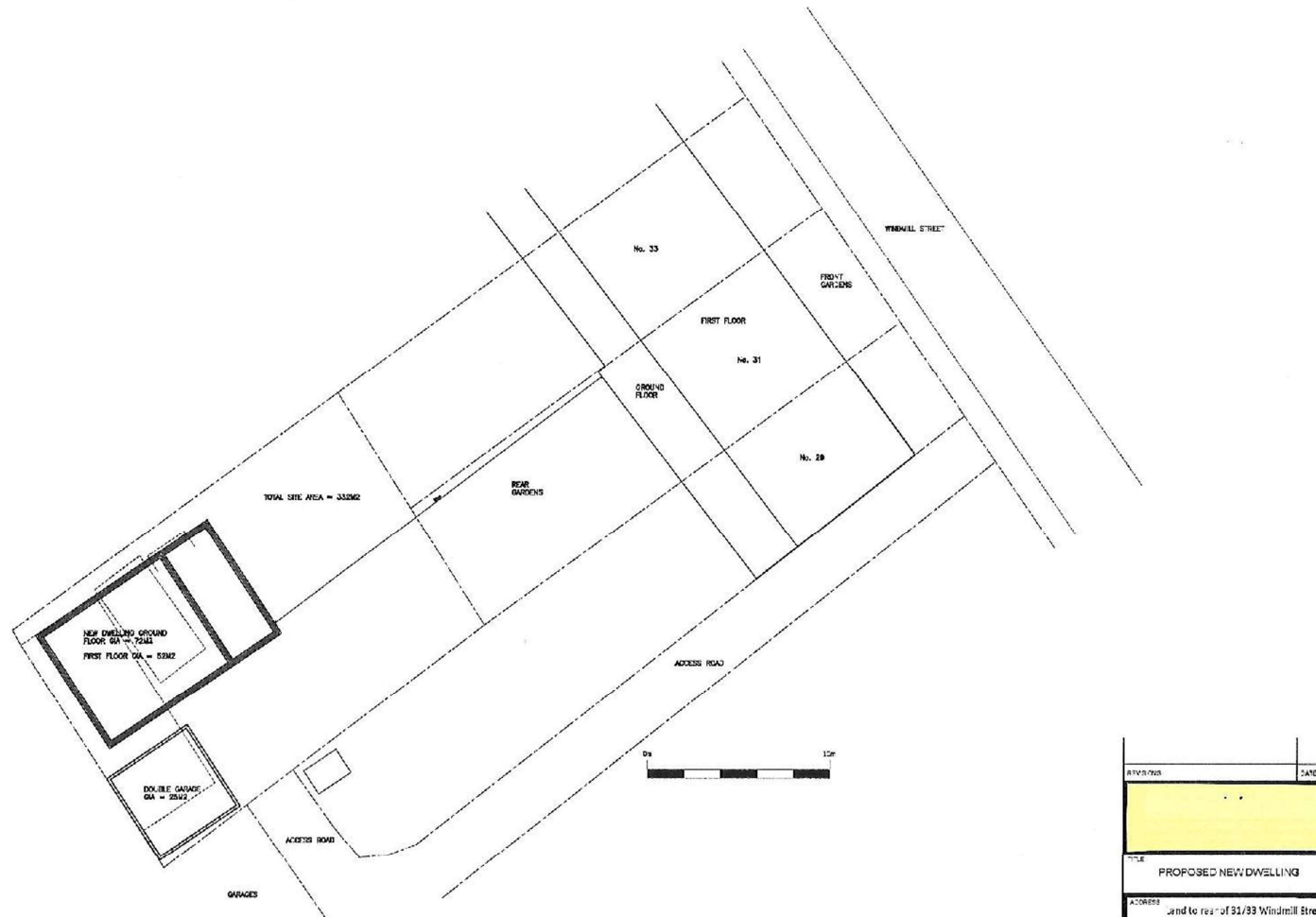


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REVISED	DATE
TITLE	
PROPOSED NEW DWELLING	
ADDRESS	
Land to rear of 31/33 Windmill Street Bushey Heath WD23 1NB	
CLIENT	MR NEWMAN
SCALE	1:100 @ 1/4" = 1'-0"
DATE	01/02
DRAWING	222011/SK1
REV	

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DRAWN		DATE
TITLE		
PROPOSED NEW DWELLING		
ADDRESS		
and to rear of 31/33 Windmill Street Bushey Heath WD23 1NB		
CLIENT		
MR NEWMAN		
SCALE	DATE	DATE
1:100 GA1	03/04/02	2/02
DRAWING		REV
222011/03		

6.0 IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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