

# 90 ALDENHAM ROAD, BUSHEY, HERTFORDSHIRE WD23 2EX

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**Freehold Residential Development Opportunity**

**Planning Permission for 6 Apartments**

**0.4 miles from Bushey Train Station**

## Summary

The site is conveniently situated for all of the local amenities of Bushey Village, the High Road of Bushey Heath and the facilities of Stanmore and Watford Town Centre.

The property is 0.4 mile from Bushey Mainline Station with trains running to London Euston (Zone 8) with a journey time approx. 20 minutes), also with connections to the M1, M25 and A41.

There are many facilities are incredibly well catered for in the area with Stanmore cricket and golf clubs situated particularly close by, as well as sailing at Aldenham Country Park and the David Lloyd fitness centre. Other facilities include Bushey Grove leisure centre, Costco and Power League Watford.



There are a number of excellent private and state schools in the vicinity including Haberdashers, North London Collegiate, St Margaret's, Queens School, Longwood School & Nursery, Bournehall Primary School, Bushey Heath Primary School and Merry Hill Infant & Nursery school.

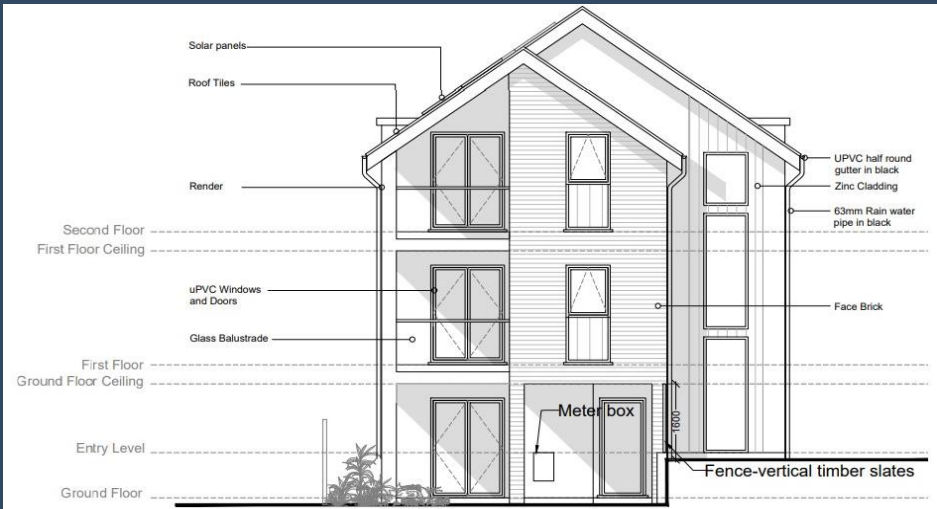
The property is connected to mains electricity, gas, water and drainage. No enquiries have been made to the supply authorities and none of the services have been tested. Prospective purchasers are advised to make their own enquiries with the relevant service providers.

# Planning

The Property was granted detailed planning (23/0401/FUL) for demolition of the existing dwelling and the erection of six new flats (3 x 2-bed and 3 x 1-bed) together with parking and landscaping which was granted June 2023.

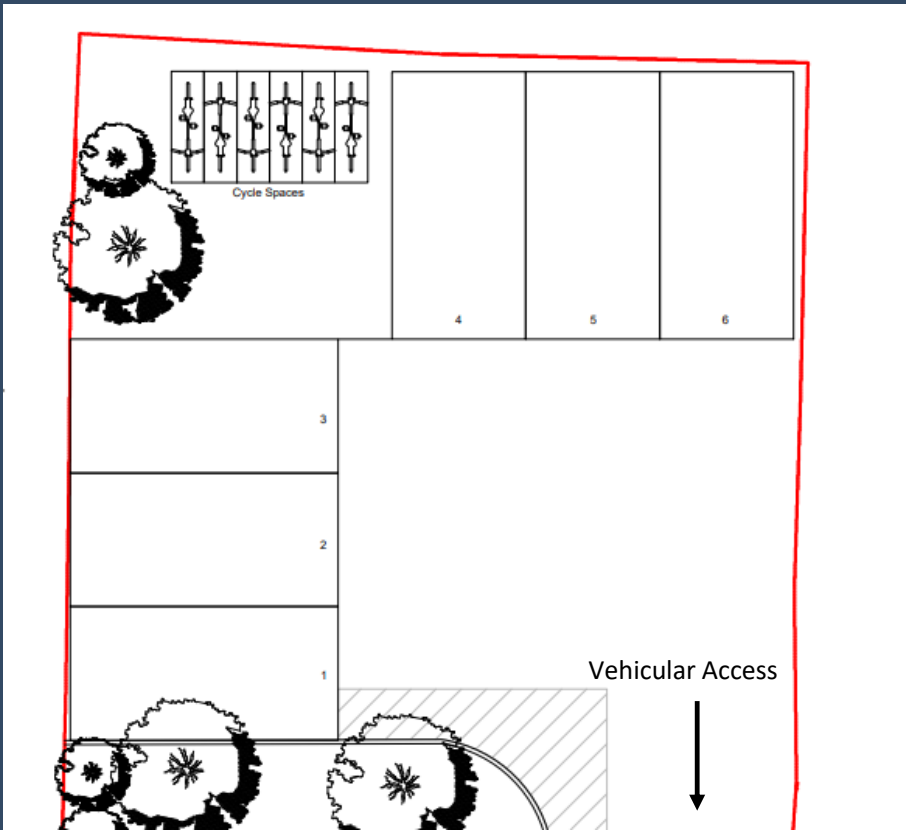
The site is being sold under one freehold title HD564045 and is approx. 0.13 acre (0.052 ha). The site is currently occupied by a detached dwelling.

Unit	Unit Type	Size (sq.m.)	Size (sq. ft.)
1	2 Bed Apartment	61	656.36
2	2 Bed Apartment	65.8	708.00
3	1 Bed Apartment	50	538.00
4	2 Bed Apartment	65.8	708.00
5	1 Bed Apartment	50	538.00
6	1 Bed Apartment	61	656.36
Total		353.6	3804.72



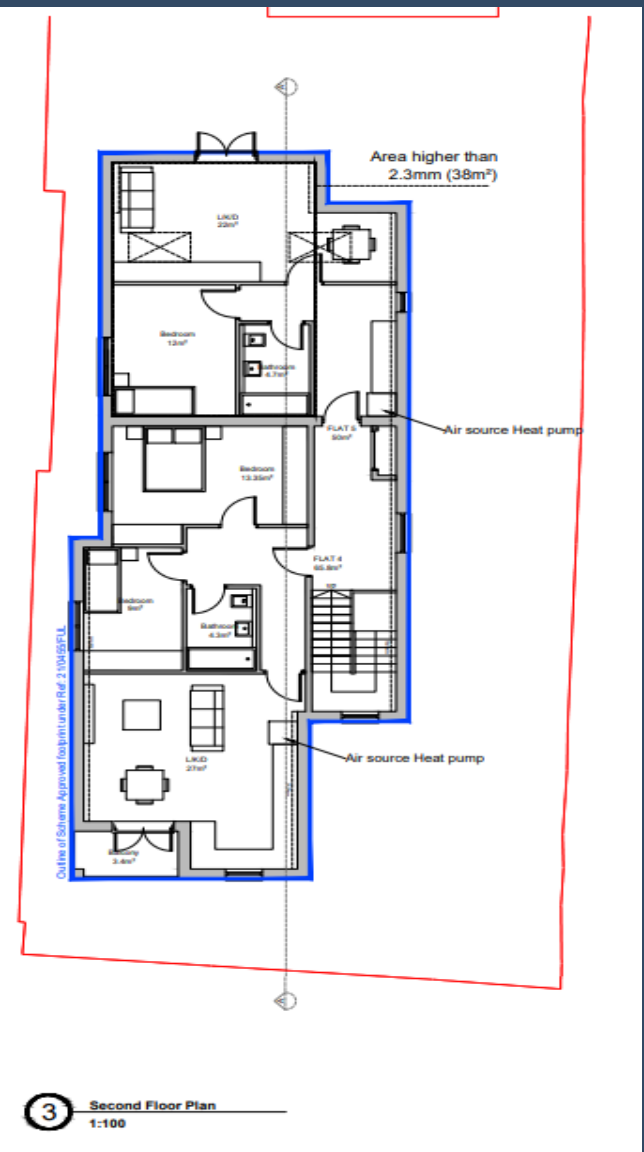
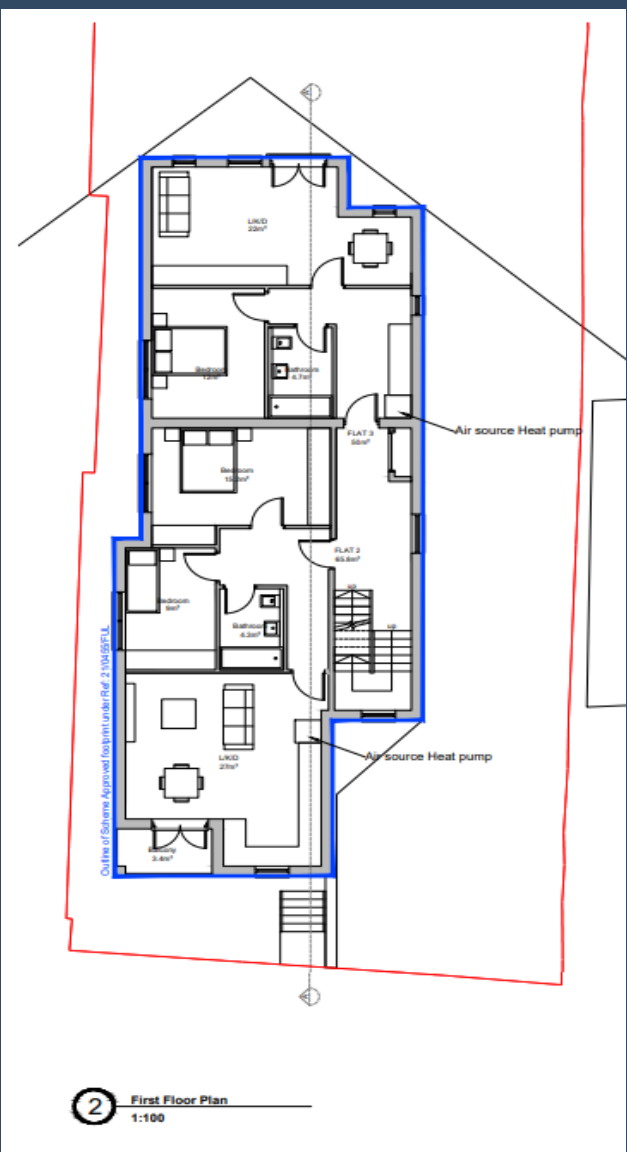
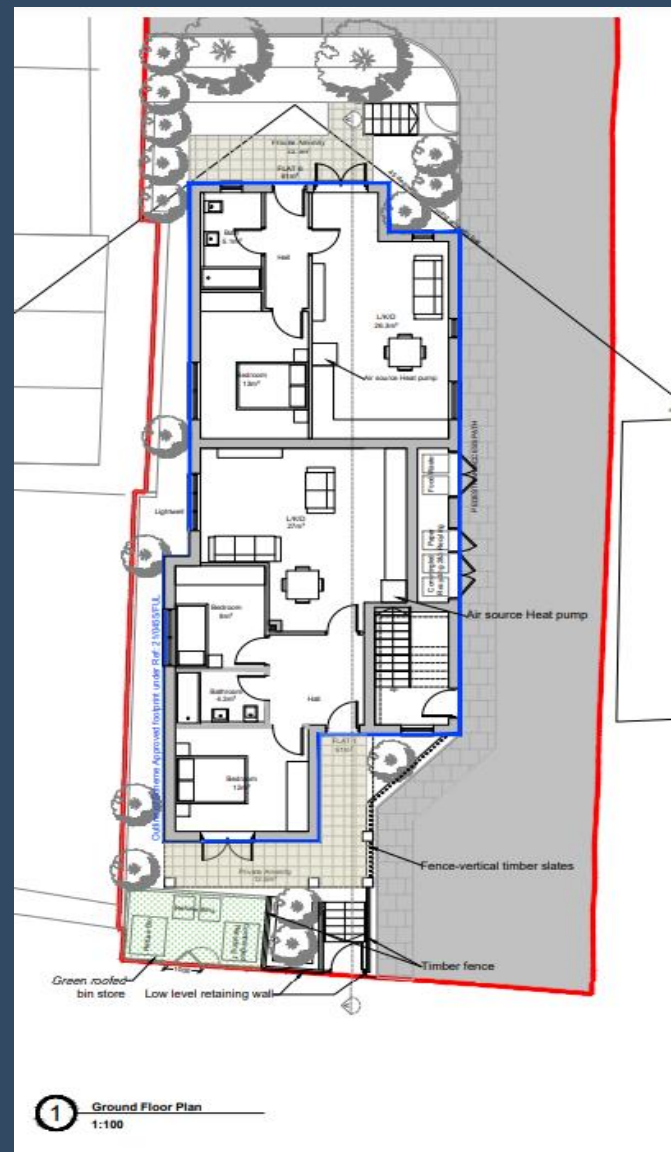
The proposed scheme will offer a total gross internal area of 353.6 sqm (3,804 sqft) with six parking spaces and cycle spaces to the rear of the proposed development.

CIL Liability – Hertsmere Council (AREA B) at £180 sq. m.





# Floorplans



## Rights of Way

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property whether mentioned in these particulars or not.

## Viewings

All viewings must be arranged by prior appointment with the sole selling agent. Potential purchasers should note that neither Spicerhaart group or the owners are liable for any injury or accident at the property. Viewers of this property do so at their own risk.

## Method of Sale

The freehold interest in the site will be sold by way of an informal tender and inviting offers on an unconditional and conditional basis. Prospective purchasers are advised that neither the seller, their agents, nor solicitors bind themselves to accept the highest of any tender submitted.

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WD23 2EX**

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