



A RARE OPPORTUNITY TO ACQUIRE A 0.5 ACRE PLOT WITH PLANNING

Bedford Road, Moor Park, Northwood, Middlesex, HA6 2AY

ROBSONS



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0.5 ACRE MATURE PLOT • GATED PRIVATE ESTATE PLANNING FOR A NEW 5 BED 5 BATH 5 RECEPTION ROOM DETACHED 7,408SQFT HOUSE PLANNING REFERENCE – 17/1126/FUL

A rare opportunity to acquire a plot of approximately 0.5 of an acre with planning permission to create a new 7,408sqft family home in one of Moor Park's premier roads.

Bedford Road is within walking distance from Moor Park shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible and offer a further wide range of shops and restaurants. The local area is well served for state and private schools for all ages and genders, including Merchant Taylors' Prep and Senior Schools, which are located on the estate. Leisure facilities include five golf courses, cricket and football clubs as well as fitness centres. Major motorways and airports are also within reach.

Currently occupying the plot is a 2,300sqft 5 bed 4 reception detached house.

Guide Price: On Application

Tenure: Freehold

Energy Efficiency Rating: C

Local Authority: Three Rivers District Council

This property falls within Moor Park Conservation Area. We recommend that prospective purchasers wishing to extend or alter this property in any way should make enquiries with Three Rivers planning department together with Moor Park (1958) Ltd who's approval for alternations and extensions are also required under the covenants of the estate.

Moor Park (1958) Limited is a management company, with a primary role to maintain the private roads, open spaces within Moor Park and also to protect and preserve the estate. There is generally an obligation for householders to become members of the Company. Road charges are paid per foot frontage and current rates are available upon request.

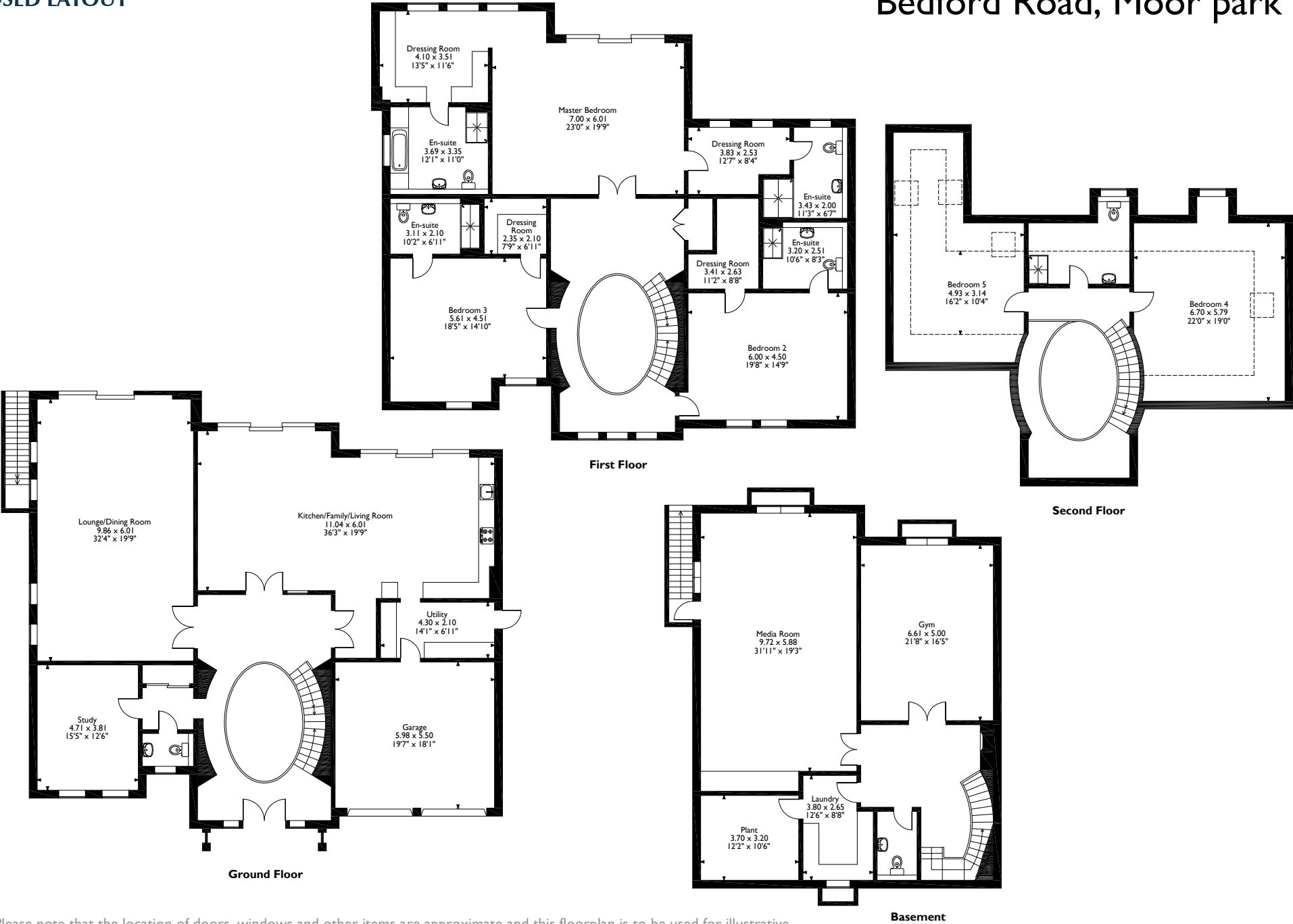
The plot size has been sourced via ProMap and the accuracy cannot be guaranteed. The images are computer generated and indicative only. The plans are not to scale and indicative only. No guarantee is given to the stated square footage. Boundaries & Fencing Positions, Robsons will do their best to specify the ownership of all the boundaries referred to within these particulars of sale.

Please note that we have not undertaken a detailed survey of any of the boundaries and are relying on Promap for the information provided. Interested parties should make their own enquiries.



PROPOSED LAYOUT

Bedford Road, Moor park



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

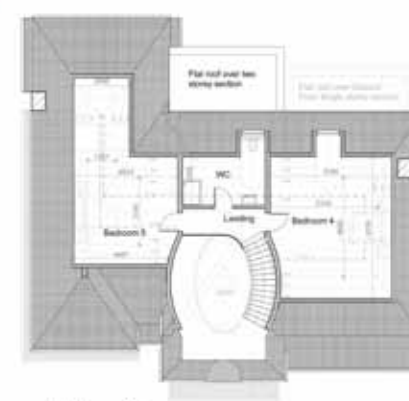
ARCHITECTS PROPOSED PLANS



Basement Plan



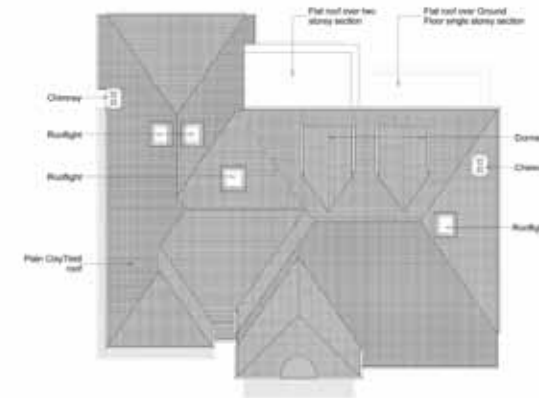
First Floor Plan



Second Floor Plan



Ground Floor Plan



Roof Plan

SCALE: 1:100 @ A1

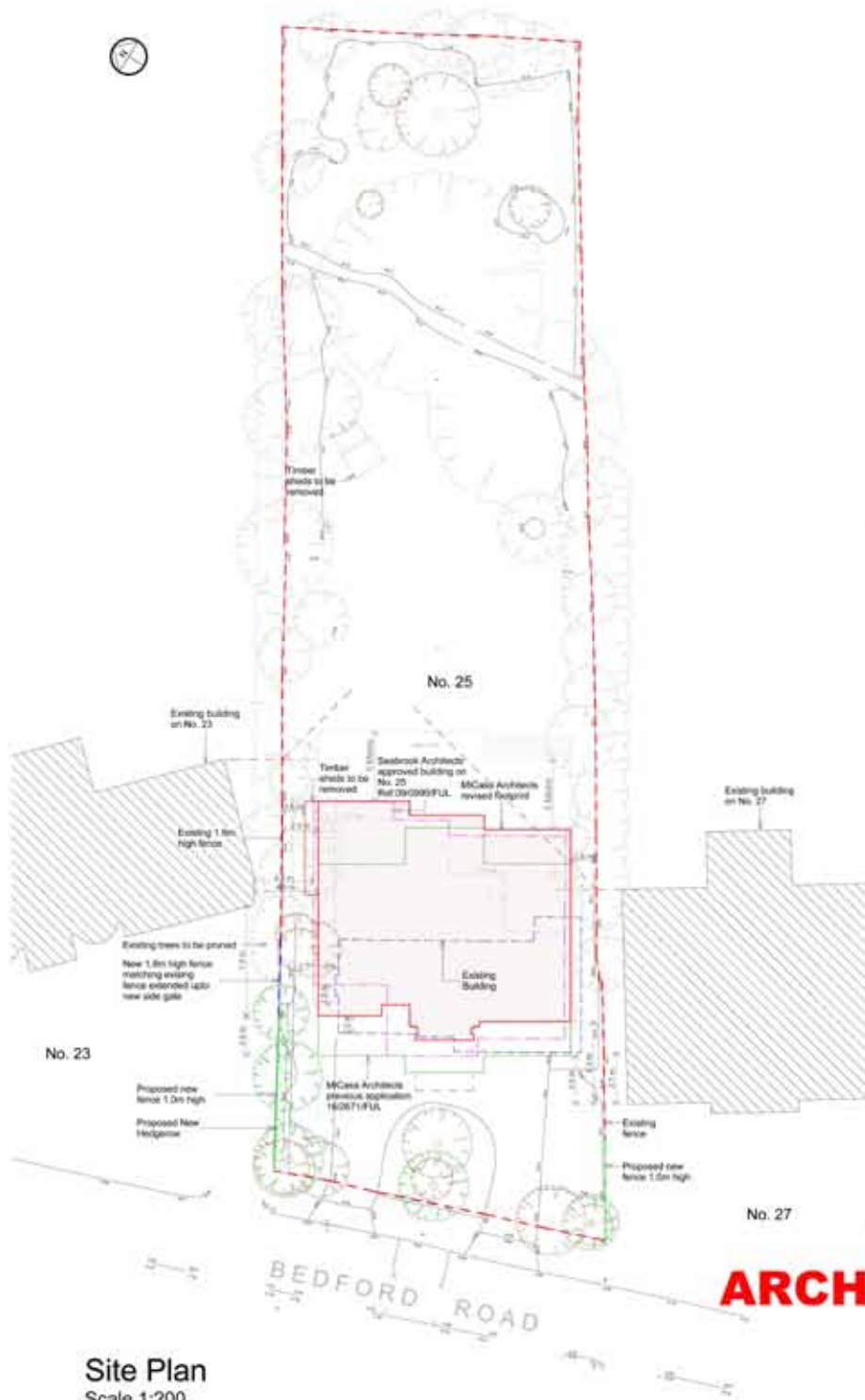
ROBSONS

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Block Plan
Scale 1:500

Site Area	- 1855.7m ²
Existing Footprint	- 133.9m ²
Site area to Footprint ratio	- 7.2%
Proposed Footprint	- 276.5m ²
Site area to Footprint ratio	- 14.9%
Site Frontage	- 23,418mm
Bldg Frontage	- 18,050mm
Site Frontage to Bldg ratio	- 77.1%

Area Schedule (GIA)		
Level	Area	Area ft ²
00.Basement	144.6 m ²	1557
01.Ground Floor	243.6 m ²	2622
02.First Floor	221.8 m ²	2387
03.Second Floor	78.3 m ²	842
TOTAL	688.3 m ²	7408

ARCHITECTS PROPOSED PLANS

