

YE OLDE DAIRY

FUTURE INVESTMENT OPPORTUNITY

FREEHOLD FOR SALE

YE OLDE DAIRY, YE CORNER, BUSHEY, WD19 4FU



EXECUTIVE SUMMARY

- Conveniently located 158 meters from Bushey Station
- 19 apartments built to a high specification
- £6,200,000 for the Freehold interest
- Estimated annual rental income of £387,000

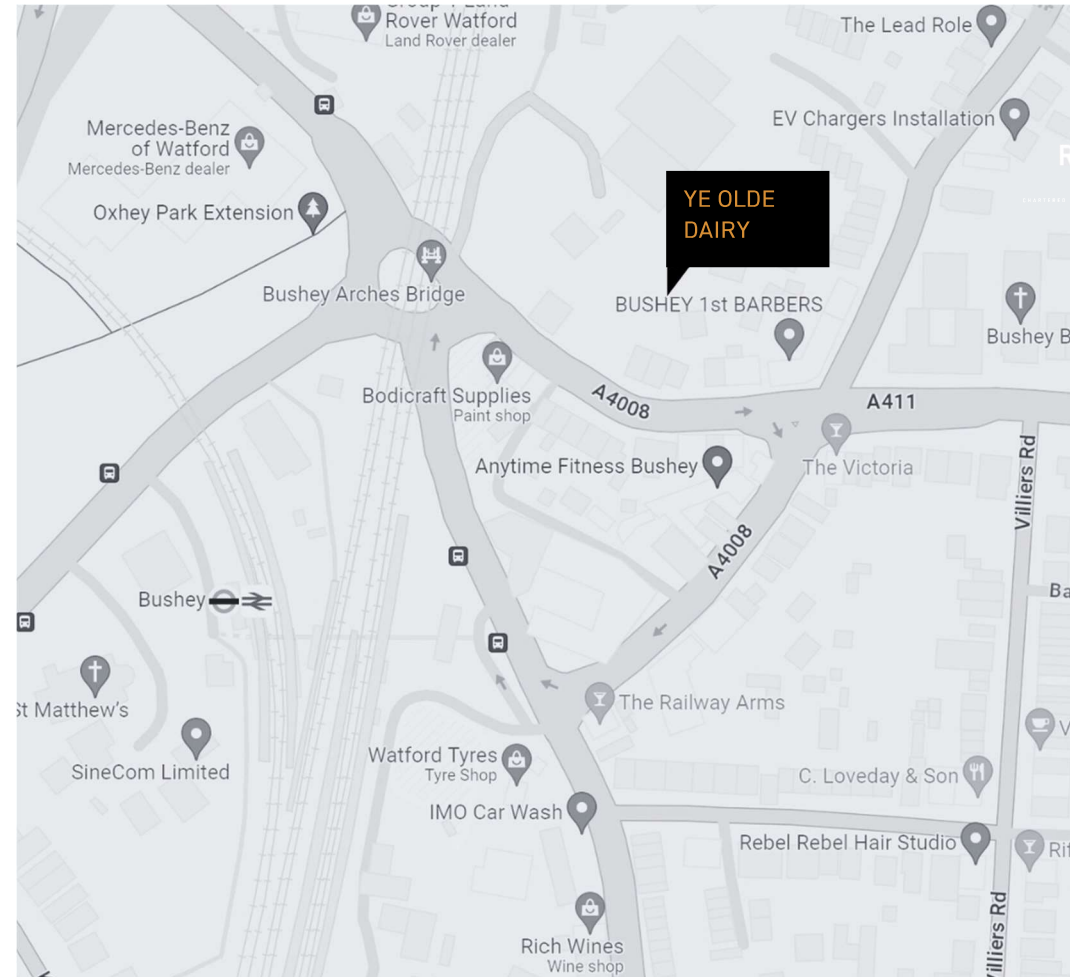


LOCATION

Ye Olde Dairy is conveniently located 158 meters from Bushey Station which is on the main line into London Euston and Atria Watford is 0.65 miles which offers a plethora of retail facilities. Whilst this is a car free development it is situated only 1.6 miles from Junction of the M1 and 3.2 miles from Junction 19 of the M25.

DESCRIPTION

A fantastic opportunity to acquire 19 brand new purpose built apartments and the complete freehold 158 meters from Bushey Station. Ye Olde Dairy is a development comprising of three 1 bedroom apartments and sixteen two bedroom apartments across two blocks. The development is a parking free scheme due to the location to local transport and amenities and is accessed between 8 & 9 Ye Corner. All apartments have been built to a high specification consisting of integrated appliances in the kitchen and porcelain tiles to the bathroom areas with many apartments offering large private outdoor space.





POTENTIAL RENTAL PRICING

Site Name: Ye Corner
 Date: 17/05/2024
 Produced by: Tiffany Salmon

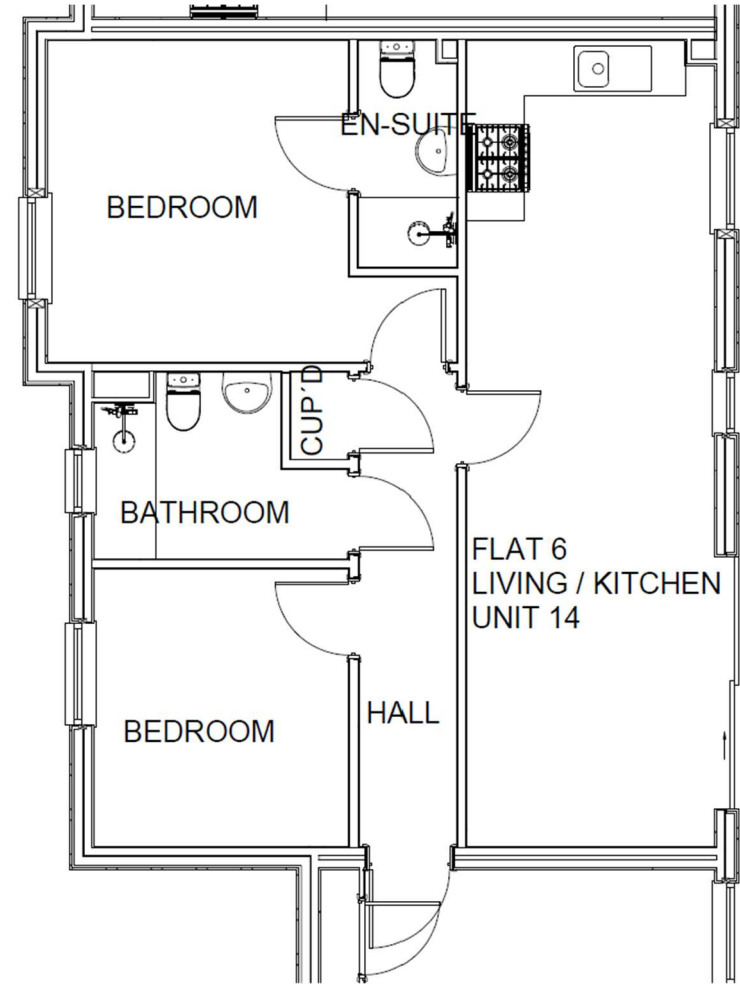
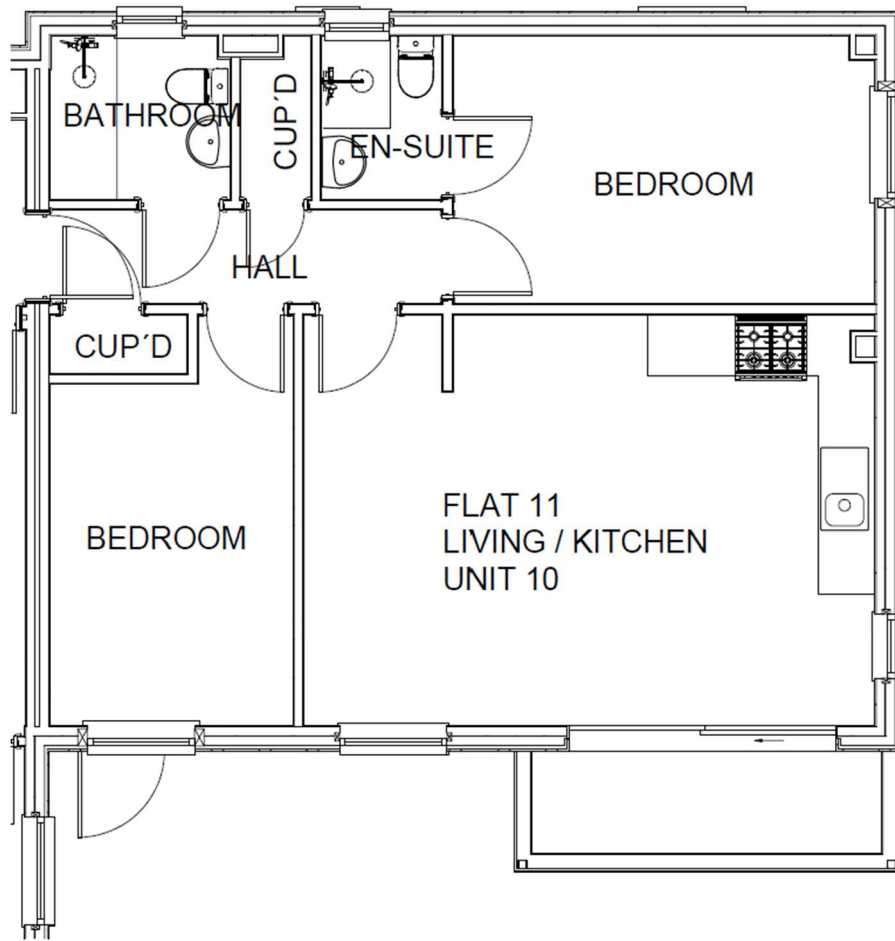


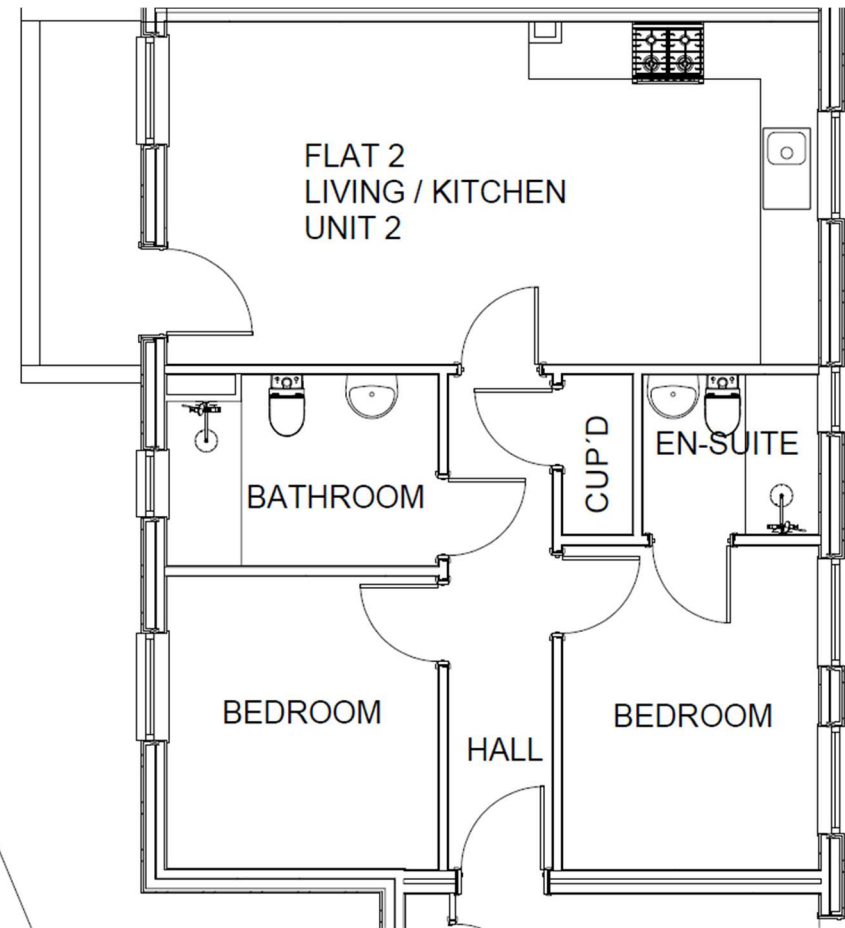
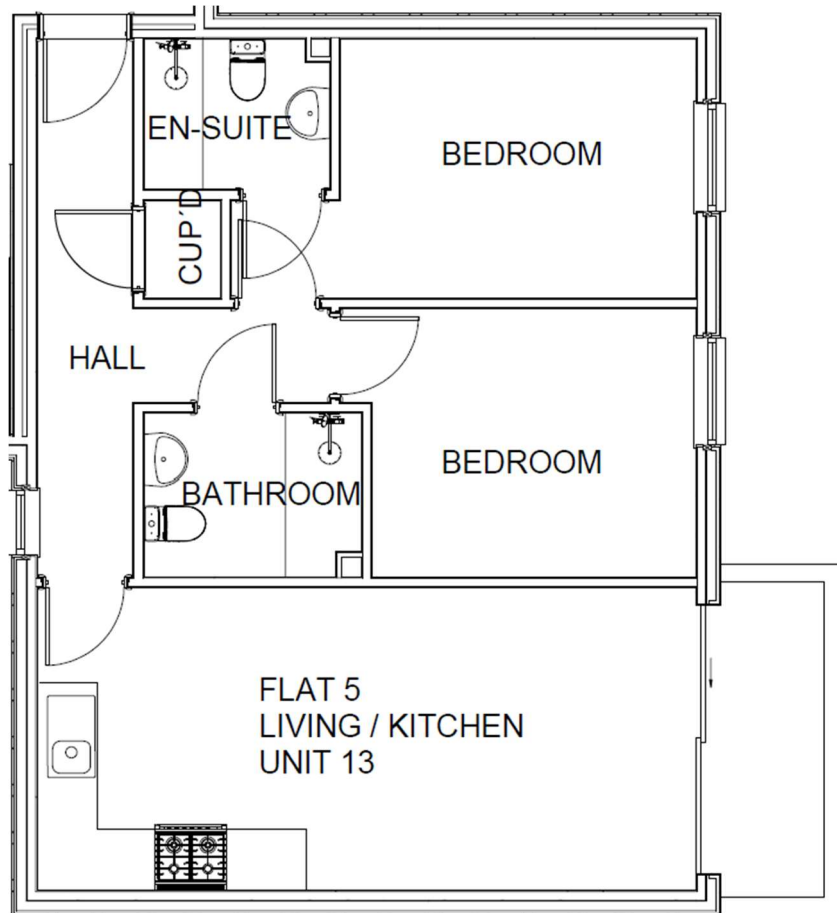
Block	Level	Plot Number	Flat Number	Description	SqM	SqFt	Rental PCM	Observations
1	Ground	1	Flat 1	2 Bed 2 Bath	62	669	£1,750	Terrace
	Ground	2	Flat 2	2 Bed 2 Bath	62	669	£1,750	Terrace
	First	7	Flat 3	2 Bed 2 Bath	62	688	£1,750	Balcony
	First	8	Flat 4	2 Bed 2 Bath	64	690	£1,750	Balcony
	Second	13	Flat 5	2 Bed 2 Bath	62	669	£1,750	Balcony
	Second	14	Flat 6	2 Bed 2 Bath	64	690	£1,750	Balcony
	Third	18	Flat 7	2 Bed 2 Bath	64	690	£1,750	Balcony
2	Ground	3	Flat 8	2 Bed 2 Bath	62	669	£1,750	Terrace
	Ground	4	Flat 9	1 Bed 1 Bath	51	545	£1,450	Own Front Door & Terrace
	First	8	Flat 10	2 Bed 2 Bath	64	690	£1,750	Balcony
	First	10	Flat 11	2 Bed 2 Bath	64	683	£1,750	Balcony
	Second	15	Flat 12	2 Bed 2 Bath	64	690	£1,700	
	Second	16	Flat 13	2 Bed 2 Bath	62	669	£1,750	Balcony
	Third	19	Flat 14	2 Bed 2 Bath	64	690	£1,700	
3	Ground	5	Flat 15	2 Bed 2 Bath	64	692	£1,750	Terrace
	First	11	Flat 16	2 Bed 2 Bath	61	653	£1,750	Balcony
	Second	17	Flat 17	2 Bed 2 Bath	61	653	£1,750	Balcony
4	Ground	6	Flat 18	1 Bed 1 Bath	51	545	£1,450	Own Front Door & Terrace
	First	12	Flat 19	1 Bed 1 Bath	51	550	£1,450	Balcony
					1057	11399	£32,250	

Comments: The prices quoted in this schedule are our opinion of achievable prices in today's market, taking into account the specification. They are given in good faith and do not represent a formal valuation for a loan or bank security. We have assumed that all the necessary planning and building regulations will be sought and adhered to.

EXISTING PLANS

EXAMPLES BELOW OF 1 BEDROOM AND 2 BEDROOM FLATS
MORE PLANS CAN BE PROVIDED UPON REQUEST





SPECIFICATION

Kitchen

Modern fully fitted kitchens
 Solid compact laminate worktops
 Integrated Bosch single oven
 Induction hob
 Stainless cooker hood
 Integrated fridge/freezer
 Integrated dishwasher
 Integrated washer/dryer (Optional)

Bathroom

Porcelain wall tiles, full height around shower cubicles to wet areas
 Porcelain tiled bathroom floors
 Thermostatic hand shower and shower head in Chrome
 Shower and bath screens included, where applicable (please refer to working drawings)
 Heated towel rail

Flooring

Flooring included throughout 12mm laminate in halls and living room
 Bedrooms carpeted

A number of flats have private balconies

Cycle / Bin Store

METHOD OF SALE

The property is for sale by way of private treaty.

PRICE

The asking price is £6,200,000 for the Freehold interest

VAT

We understand that VAT is not currently payable on the price.

ADDITIONAL INFORMATION

Upon request further plans are available.

ENERGY PERFORMANCE CERTIFICATES (EPC)

Each flat has an EPC rating of C.
Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

The Misrepresentation Act 1967.

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