

## POTENTIAL DEVELOPMENT SITE

Land on Rickmansworth Road, Pinner, HA5 5TG

Indicative only



## Land on Rickmansworth Road, Pinner, HA5 5TG

### Description

AN OPPORTUNITY TO ACQUIRE A PLOT OF LAND THAT COULD BE SUITABLE FOR A RESIDENTIAL LEAD SCHEME (SUBJECT TO THE PLANNING PERMISSION AND CONSENTS)

Rickmansworth Road is just footsteps from Pinner Green with the convenience of a Tesco supermarket, as well as having Pinner and Northwood Hills High Streets close by, offering an array of boutique shops, restaurants, coffee houses and popular supermarkets. For commuters, transport facilities include local bus links and the Metropolitan Line at both Pinner and Northwood Hills tube stations. The area is well served by primary and secondary schooling, children's parks/playgrounds and recreational facilities.

### PLANNING

Interested parties will need to make their own enquiries in respect of any matters relating to planning as we are unable to comment. Our clients will consider conditional and unconditional bids, subject to contract & planning. The plans shown are from a previous failed application. Planning ref: P/3074/22

### TREE PRESERVATION ORDERS (TPOS)

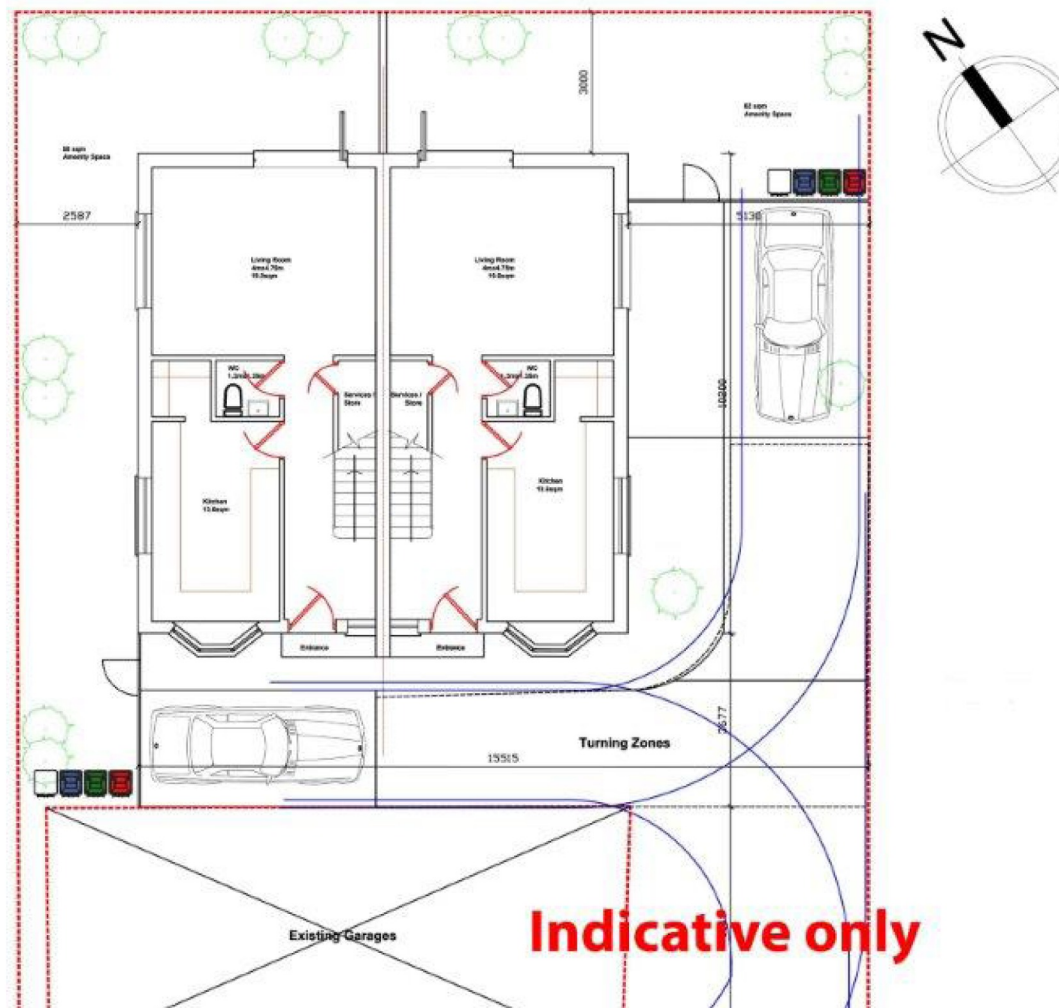
We understand a number of the trees on the site that maybe subject to TPOs. Interested parties should make their own enquiries via the local authority and/or their solicitors.

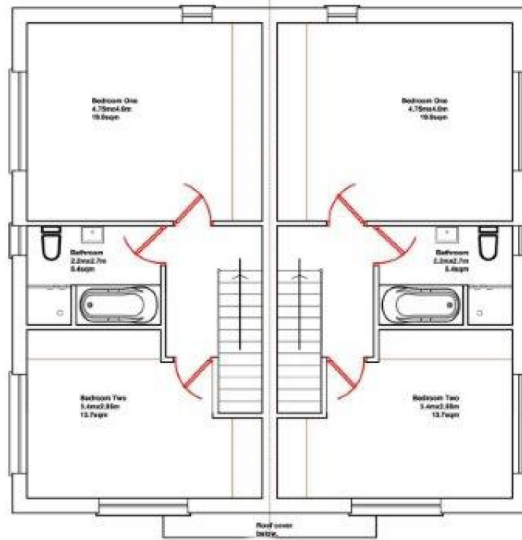
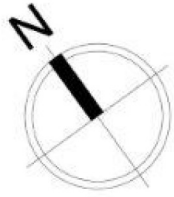
### BOUNDARIES & FENCING POSITIONS

We have not undertaken a detailed survey of any of the boundaries. Interested parties are advised to make their own enquiries via their own representatives.

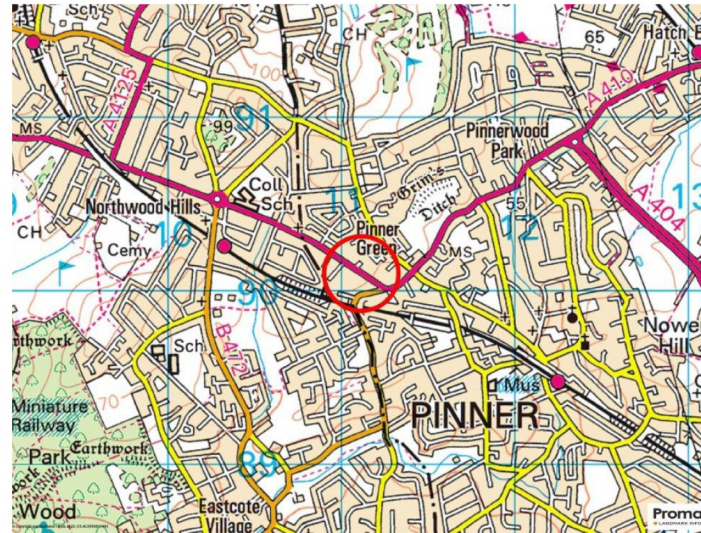
### CONTAMINATION & SOIL SURVEY

We have not carried out a land contamination survey. Interested parties should make their own enquiries.





**Indicative only**



## HEALTH & SAFETY

Whilst undertaking inspection we would ask you to be as vigilant as possible for your own safety. Children are not allowed on site and sensible footwear must be worn at all times.

## CIL (Community Infrastructure Levy payment)

Any purchaser who constructs a building in line with a planning application, will have an obligation to pay the charges imposed by way of a CIL. The buyer(s) are advised to make their own enquiries via their own representatives

## DISCLAIMER

Please note: the images are for illustrative purposes only and are not to scale. The plans are for a proposed scheme, which was rejected, therefore, the architect's drawings accuracy cannot be guaranteed or warranted, are not to scale and are indicative only. Therefore we would advise interested parties to obtain verification from their own advisers. The plans should be used for general guidance only and do not constitute, in whole or in part, an offer or contract. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value the property. The Ordnance Survey extract has been sourced from Promap and the accuracy cannot be guaranteed and are not to scale. Interested parties should make their own enquiries of the same. In terms of planning, we are not in a position to provide any form of commentary, guarantee or assurance in relation to the likelihood of success should a residential or commercial application be presented to the Local Authority for consideration. It is incumbent on any potential purchaser to satisfy themselves as to the suitability of the site for their own purposes.

## Location

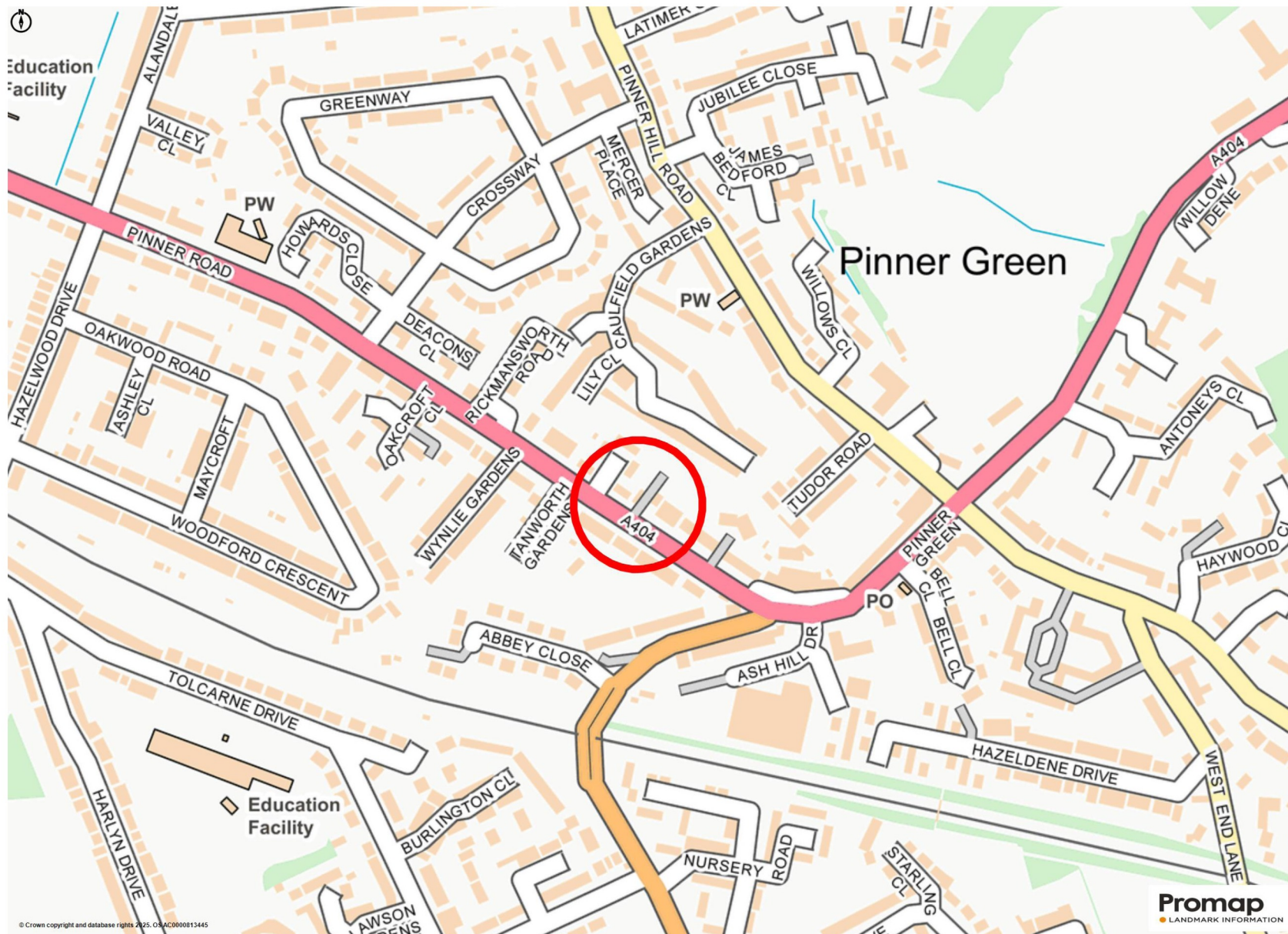
Rickmansworth Road, Pinner HA5

## Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 01923 285525.



# ROBSONS

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SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, 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. Plot sizes and dimensions are taken from Promap and 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 Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.