

# REDEVELOPMENT SITE

0.152 ACRES / 0.062 HECTARES

37-39 BALMORAL ROAD, WATFORD, WD24 7PN



FOR ILLUSTRATION ONLY SITE BOUNDARIES INDICATIVE

\*Plans and boundaries are indicative and to be used as a guide only







## ■ Situation

The area to the north of the station encompassed by St Albans Road and bounded by the railway line to the east and Balmoral Road to the north is considered to be an improving residential district with significant new development either having occurred or in progress to the north of the mainline railway either side of St Albans Road.

## ■ Description

The site totals approximately 0.152 acres (0.62 hectares) and was formerly a lock up garage site. The site is roughly surfaced and bounded by hoarding. There is an access to the site off Balmoral Road. It is believed an access could also be effected from Bradshaw Road which is closed off at its junction with Balmoral Road.



## ■ Planning

The property is identified as a housing site in the Site Allocations and New Developments chapter of the Adopted Local Plan and is considered to be suitable for residential development with an indicative yield of 5 units. This is considered to be conservative.

## ■ Services

All main services are believed to be available in the vicinity of the site.



## ■ Tenure

The freehold interest is offered with vacant possession.

## ■ Proposal

Unconditional offers are invited for the site.

## ■ Viewing

The property can be viewed from the road or by appointment with the Sole Agents.

## ■ Further information

Further information is available in the data room - please click on the link below:

[Data Room](#)

Viewings are strictly by appointment only. Please contact the agents to arrange an inspection.



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