



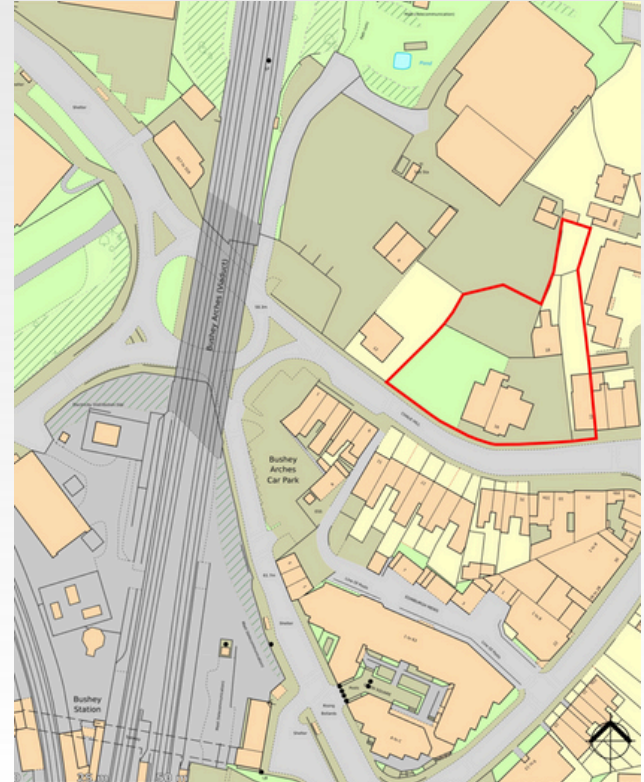
Freehold Site of 0.56 Acres (0.23 hectares) incorporating three built structures currently used as offices totalling 8,526 sq. ft (792 sq. m) GIA . Potential for owner occupation, residential redevelopment, or conversion to alternative uses (subject to consent)

All boundaries indicative only

## Location

Situated within close walking distance to the east of Bushey Village & to the south-east of Watford Town Centre, the site is less than 200m from Bushey Overground Station (fast trains to London Euston in 20mins). Watford is the most significant north M25 town - with a thriving, primarily service-based economy and excellent road and rail links to Central London and the remainder of the UK.

The town is rich in amenities with a varied retail and leisure offer at the Atria Shopping Centre. Major office employers in the town include Hilton, PWC, KPMG, TK Maxx, JD Weatherspoon, ASOS, Epson, Allwyn and Smith & Nephew. The area to the north-east is designated as the Colne Valley Strategic Development Area which is intended to be a catalyst for change and aims to deliver a significant number of new dwellings before 2036.



14-16, 18 & 20 Chalk Hill & 12 Ye Corner | Watford | WD19 4BG



14-16, 18 & 20 Chalk Hill & 12 Ye Corner | Watford | WD19 4BG

## Description

The property comprises a level site extending to .56 acres (.23 hectares). The accommodation on-site comprises three existing structures, 14-16 Chalk Hill and 18 Chalk Hill, both of which were originally residential premises and 12 Ye Corner which is believed to have originally been a bank. A further structure existed at 20 Chalk Hill but this has been demolished.

The accommodation within these structures is set out in the table below:

Building		GIA SQ M	GIA SQ FT	NIA SQ M	NIA SQ FT
14 Chalk Hill	Offices	195	2,099	137	1,470
	Cellar	31	334	31	337
	<b>Total</b>	<b>226.3</b>	<b>2,436</b>	<b>168</b>	<b>1,810</b>
16 Chalk Hill	Offices	246	2,648	196	2,112
	Cellar/store	13	140	13	140
	<b>Total</b>	<b>259.4</b>	<b>2,792</b>	<b>209</b>	<b>2,252</b>
18 Chalk Hill	Offices	165	1,776	123	1,322
	Cellar	15	161	10	107
	<b>Total</b>	<b>180</b>	<b>1,938</b>	<b>133</b>	<b>1,429</b>
12 Ye Corner	Offices	141	1,518	136	1,463
<b>TOTAL</b>		<b>807</b>	<b>8,683</b>	<b>646</b>	<b>6,954</b>

All net and gross internal areas are approximate and for guidance only.  
The balance of the site is utilised as car parking.

## Situation

The site is in Chalk Hill with good access via road and rail to Watford town centre and is within walking distance of local and multiple retailers including Tesco, Lidl and Aldi. The Waterfield's, Century and Bushey Arches retail parks are all within walking distance. The site road frontage to Chalk Hill offers access to any development on the subject site and may provide a potential access to adjoining land.



14-16, 18 & 20 Chalk Hill & 12 Ye Corner | Watford | WD19 4BG

## Planning

The site is unallocated and is not subject to specific planning policies but is within a groundwater source protection zone. The adjacent 1.67-acre site has obtained consent for a mixed-use development of 151 residential plus elements of retail community floor space (This scheme is no longer extant but is illustrative of the type of scheme that could be developed at this location). The adjacent site has recently been offered for sale by Knight Frank (particulars in data room).

The site is subject to some Tree Preservation Orders and 14 Chalk Hill is subject to a National Listing (full details available within the data room).

## Services

All mains services are believed to be available to the site.

## Tenure

The freehold interest is offered with full vacant possession.



14-16, 18 & 20 Chalk Hill & 12 Ye Corner | Watford | WD19 4BG

## Development potential

The site is believed to offer substantial prospects for residential redevelopment, either in totality or by retaining the existing structures and undertaking development within the car park. The existing structures may offer potential for owner occupation or potentially conversion to alternative uses, including residential.

## Viewings

The property may be inspected by prior appointment through the Vendor's sole selling agents.

## VAT

To be confirmed.

## Contact

Peter Brown  
07740 170458  
peter.brown@brasierfreeth.com

Elliot Fletcher  
07523 801153  
elliott.fletcher@brasierfreeth.com

## Method of sale

The property is for sale by private treaty via informal tender on a date to be advised.

## Data Room

Access details are available on request via [this link](#).



May 2024

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
  - Identification and verification of ultimate beneficial owners
  - Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
- Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >