
Lawford Close

CHORLEYWOOD, HERTFORDSHIRE

A rare fully consented self-build opportunity in one of Chorleywood's most sought-after residential settings.

Marketed by

CBH.

Welcome to

Lawford Close

Lawford Close offers the opportunity to acquire a freehold residential building plot with the benefit of detailed planning permission for a striking contemporary detached home.

Positioned on an elevated hillside setting within one of Chorleywood's most desirable residential roads, the plot enjoys attractive outlooks across the surrounding landscape while remaining within easy reach of the village centre, highly regarded schools and direct rail connections into London.

This is a rare opportunity to create a bespoke contemporary home in a location where development opportunities are increasingly limited.

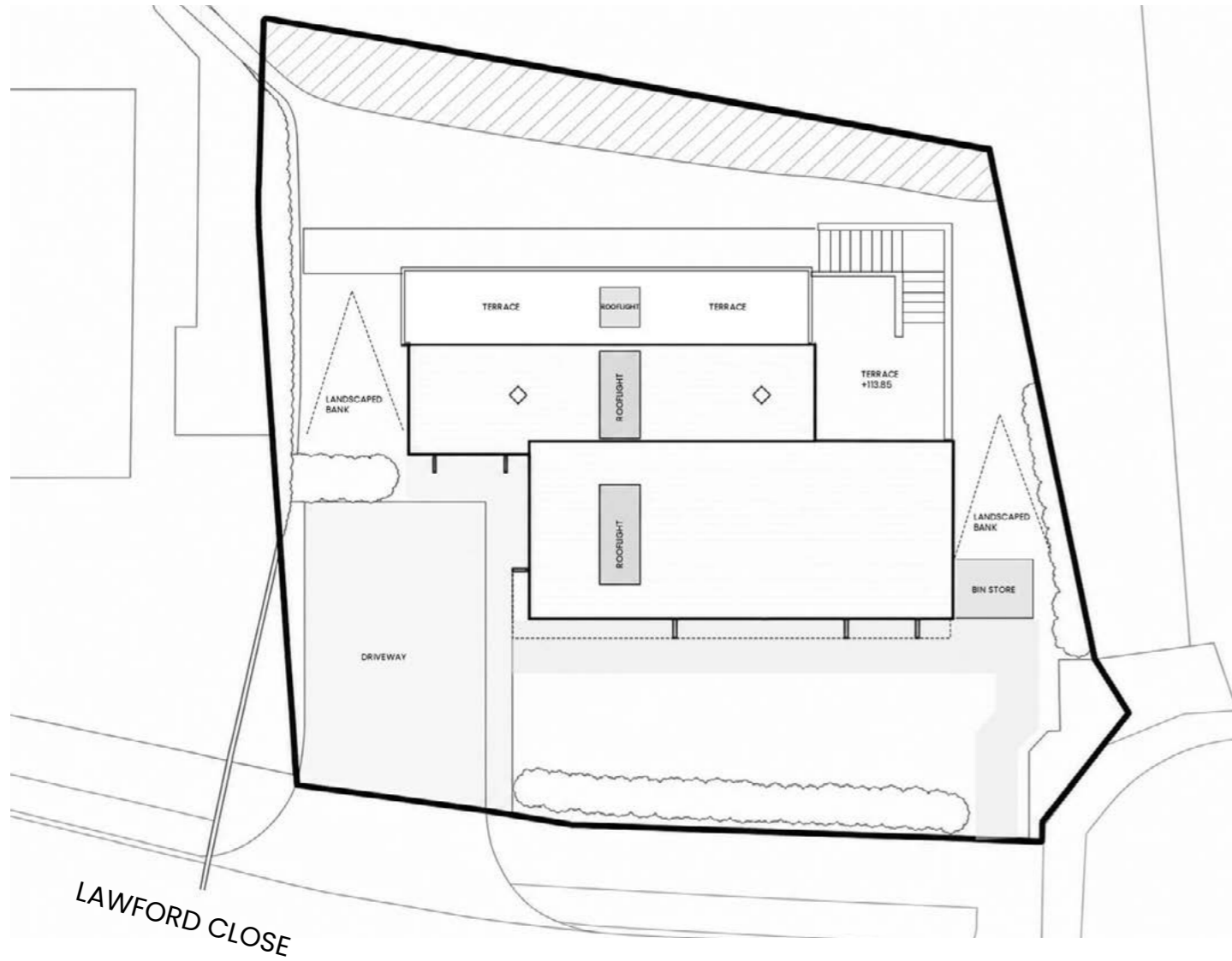




The Opportunity.

The opportunity is to purchase a freehold residential plot with the benefit of detailed planning permission for a contemporary four-bedroom detached home extending to approximately 1,701 sq ft (158m²).

The approved design has been carefully considered to respond to the site's natural slope, creating a unique three-storey home that feels both connected to the landscape and exceptionally private.



Plot Info.

Location	Lawford Close, Chorleywood, Hertfordshire, WD3 5EU
Plot Size	Approximately 415m ² (4,467 sq ft)
Internal GIA	Approximately 158m ² (1,701 sq ft)
Plot Price	£450,000
Expected GDV	£1.15-1.2m (indicative, subject to design and specification)
Services On Site	Electric · Mains Water · Foul Mains Drain Fibre Broadband · Mains Gas (available as option)
Parking	2 spaces - including EV charging
Tenure	Freehold
Planning Authority	Three Rivers District Council
Planning Status	Detailed Planning Permission Granted



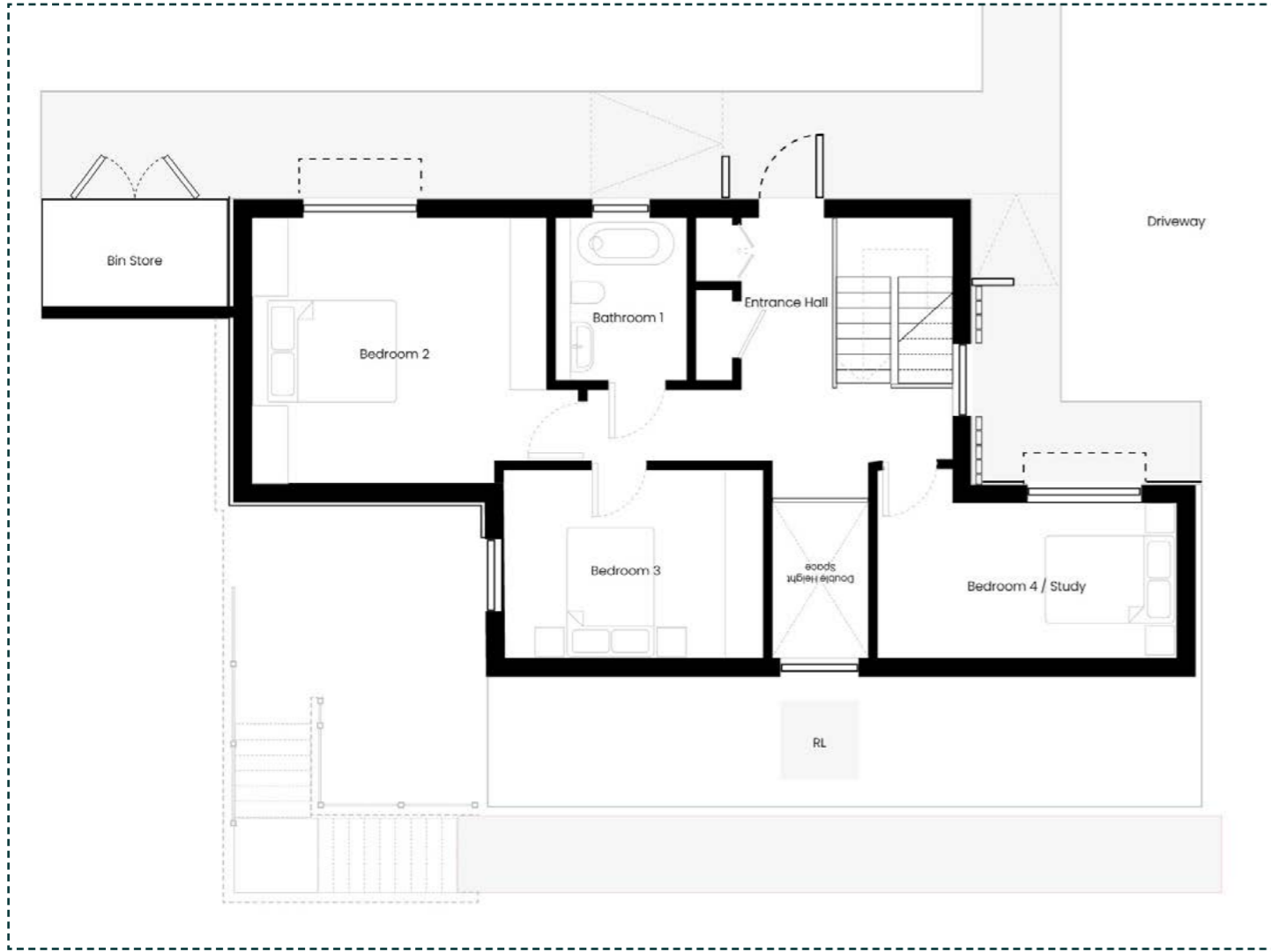
Designed Around The Landscape

The approved design takes full advantage of the site's elevated position and natural topography.

Rather than working against the slope, the home has been designed to embrace it, creating a distinctive split-level arrangement that allows living spaces to connect directly with terraces and landscaped gardens while maintaining privacy from neighbouring properties.

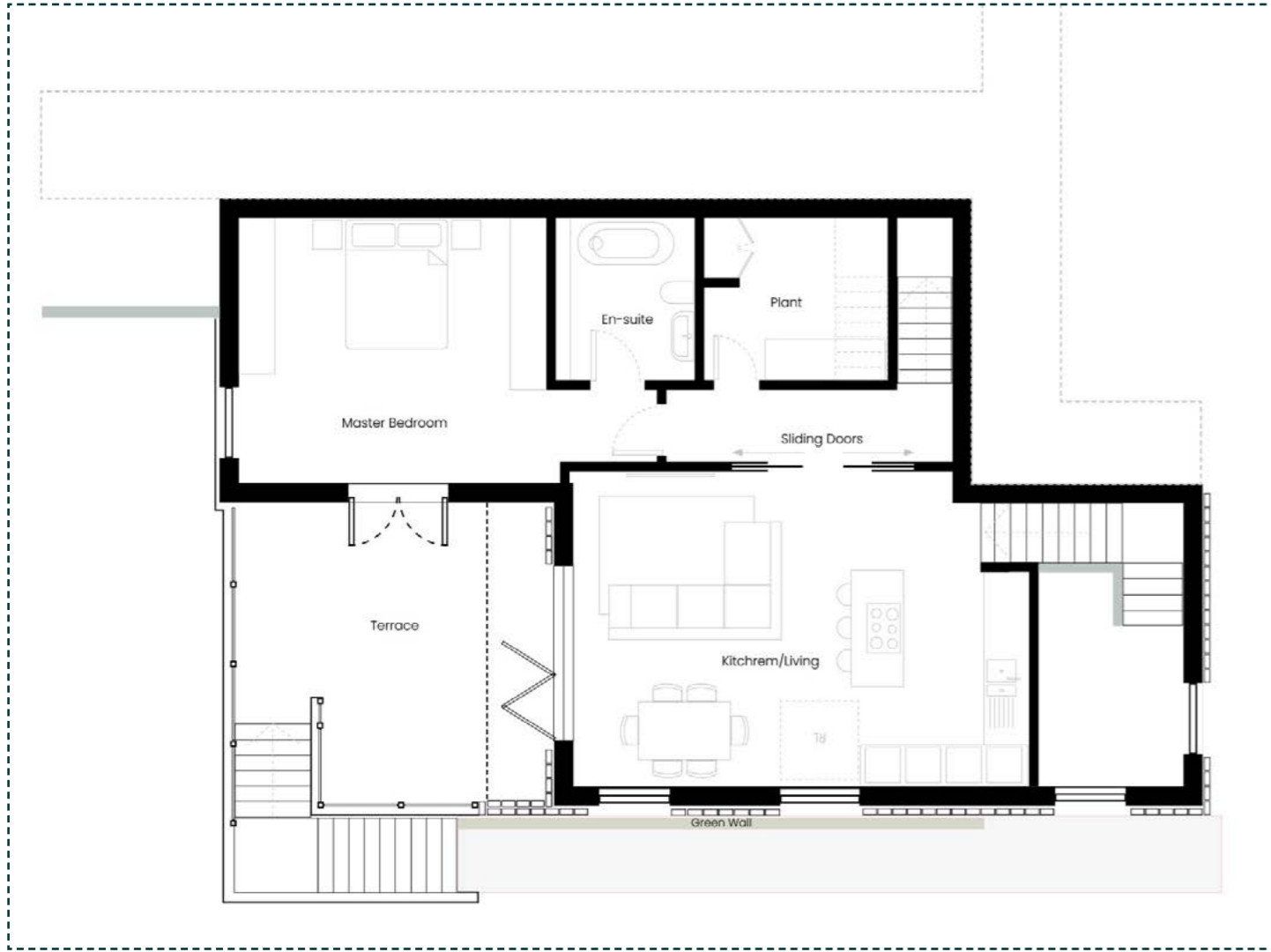
The lower ground floor lounge opens towards the garden, while the principal kitchen and dining spaces are positioned to capture natural light and outlook across the surrounding area.

This thoughtful relationship between architecture and landscape creates a home that feels both contemporary and rooted within its setting.



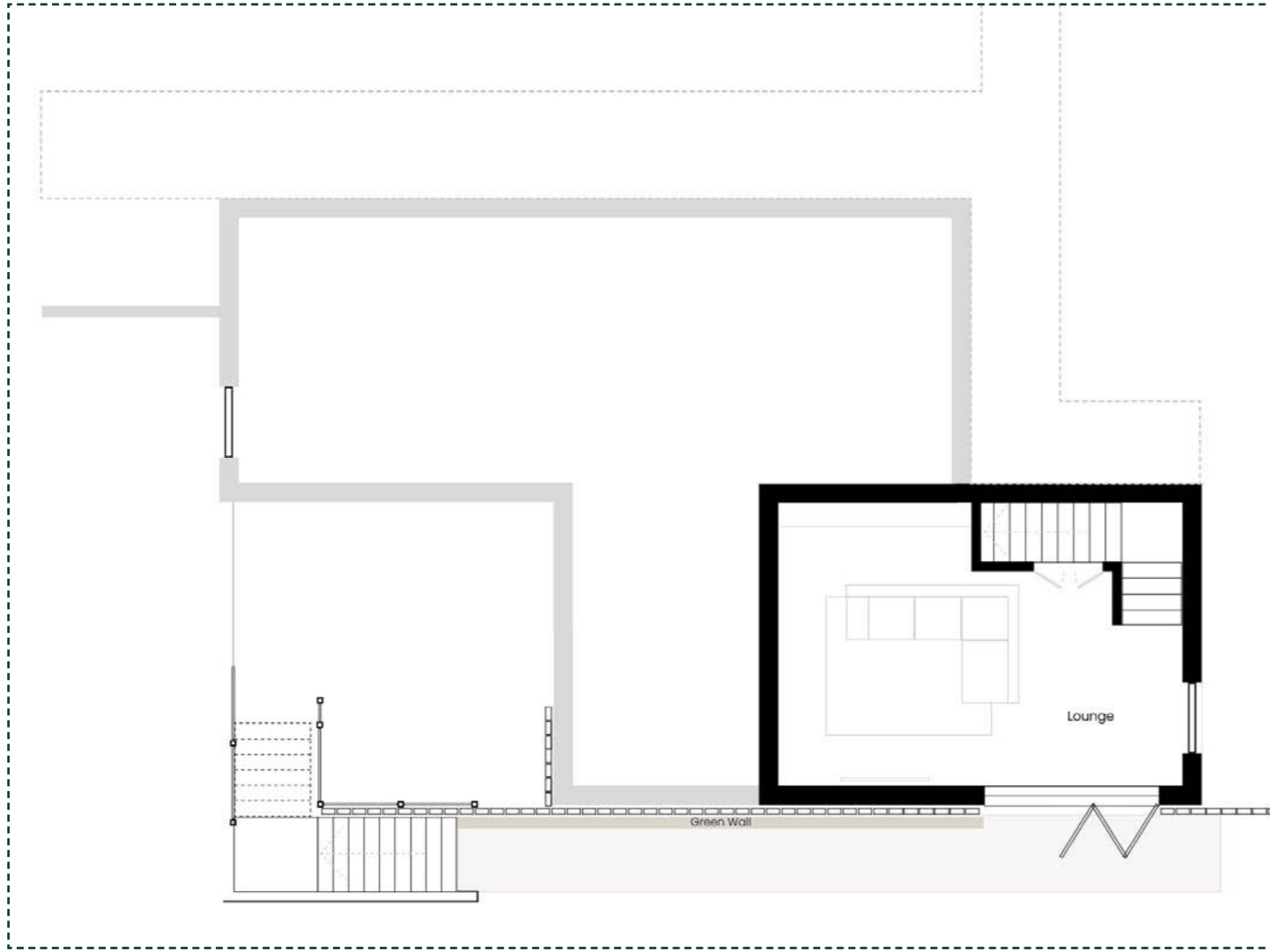
Ground Floor

The ground floor provides well-balanced family accommodation with generous bedrooms, a contemporary family bathroom and a dedicated home study or forth bedroom.



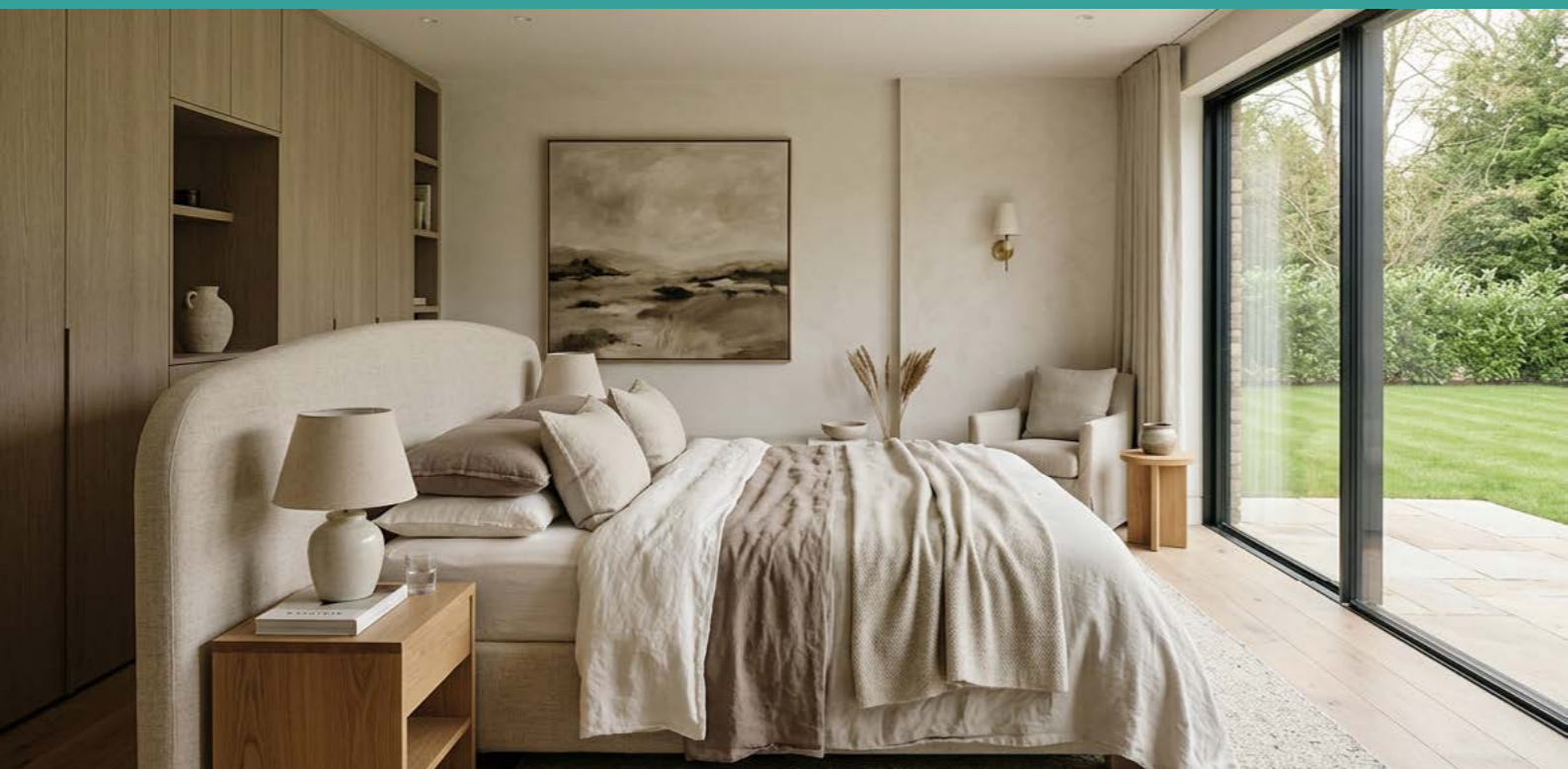
Lower Ground Floor

Designed for modern living and entertaining, the lower ground floor features an impressive open-plan kitchen, dining and living space with direct access to a large private terrace. This level also includes the principal bedroom suite with en-suite bathroom.



Basement Level

A versatile additional lower level provides a spacious lounge and flexible recreation area, ideal as a media room, family room, gym or home workspace. The generous open-plan layout offers buyers the opportunity to tailor the space to their individual lifestyle requirements.



Your Home, Your Vision

The imagery shown throughout this brochure is intended to illustrate the style, atmosphere and potential of the approved home design.

One of the greatest advantages of building your own home is the freedom to create interiors that reflect your lifestyle, taste and priorities. From kitchens and bathrooms to flooring, lighting, joinery and furnishings, every detail can be tailored to suit your individual vision.

Whether your preference is contemporary minimalism, timeless elegance, natural materials or bold architectural design, the home can become a true reflection of you and your family.

The approved design provides an exceptional architectural framework; how it is finished and furnished is entirely your choice.

This is more than a house. It's an opportunity to create a home that is uniquely yours.

All interior imagery is illustrative and intended to demonstrate possible design directions only. Final layouts, finishes, fixtures, fittings and furnishings will be determined by the purchaser.



Images shown are illustrative.

The Process.

The process has been structured to allow buyers to secure the plot efficiently, while retaining flexibility over the final design and build route after purchase.

1. Register Interest	2. Reservation	3. Legal and Finance Review	4. Plot Purchase	5. Design and Build Preparation	4. Build Your Home
Register your interest with CBH and request the available planning, legal and technical information.	Once ready to proceed, agree on the reservation terms for the plot and appoint solicitors to act on your behalf.	Your solicitor will review the title, planning position, access arrangements, services and sale documentation. Buyers should also confirm their funding position before committing to the purchase.	Proceed to exchange and completion of the plot purchase once the agreed sale conditions have been satisfied.	Following completion, work with your appointed architect, contractor and professional team to finalise the internal layout, specification, build costs and construction programme.	Once the post-purchase design and construction arrangements are in place, the buyer can proceed with the build of their new home.

Important:

The plot sale is not intended to be delayed while buyers complete full contractor tendering or supply chain analysis. Buyers should satisfy themselves on broad affordability and professional feasibility before purchase, with detailed build decisions progressing after acquisition.

Architectural Direction.

The proposed design has been developed around a contemporary rural form: low-profile, single-storey architecture, natural materials, generous glazing and a layout that responds to the privacy and outlook of the plot.



Contemporary Form

A bold contemporary design that responds directly to the unique hillside setting.



Landscape-Led Living

Internal and external spaces are carefully arranged to maximise views and connection to the outdoors.



Generous Glazing

Large-format windows and doors bring natural light deep into the home and frame the surrounding landscape.



Outdoor Connection

Private terraces and landscaped gardens provide opportunities for entertaining, relaxation and family life.



Sustainable Living

EV charging provision and opportunities for further energy-efficient technologies.



Flexible Family Accommodation

Four bedrooms, home office space and multiple living areas designed for modern lifestyles.



On your doorstep.

Lawford Close sits within one of Chorleywood's most desirable residential locations.

Known for its leafy character, excellent schools and strong community atmosphere, Chorleywood consistently ranks among the most sought-after villages within the South East.

The village combines a countryside setting with exceptional connectivity, offering direct rail services into London Marylebone and Baker Street, easy access to the M25 and proximity to some of the region's most attractive countryside.

For buyers seeking a balance between village life, commuting convenience and outdoor living, few locations compare.



Chorleywood

Chorleywood is a long-established Hertfordshire village known for its leafy setting, local amenities and direct rail connections. The village centre offers shops, cafés, restaurants and everyday services, while Chorleywood Common provides open space for walking, cycling and recreation.



Rickmansworth

Rickmansworth is a short drive away and provides a wider range of shops, restaurants, leisure facilities and transport connections. The Aquadrome, lakes and surrounding green spaces add to the area's strong outdoor appeal.



The Chilterns

The Chilterns provide some of the South East's most attractive countryside, with ancient woodland, rolling farmland, footpaths and bridleways close at hand. The landscape gives the area much of its character and reinforces the appeal of this village-edge setting.

Image: Chorleywood Common



A Private Rural-Edge Setting

Lawford Close offers the opportunity to create a home in a setting that feels calm, established and private.

The plot benefits from mature surroundings and access to countryside, while remaining connected to the everyday convenience of Chorleywood and nearby Rickmansworth.

This balance is the real strength of the opportunity: a bespoke home in a landscape-led position, without giving up access to schools, transport, amenities and London connections.

Image: Surrounding Chorleywood

Everyday Life, Well Connected.

Life at Lawford Close can be shaped around both countryside and convenience.

Whether enjoying a morning walk across Chorleywood Common, dining in the village centre, commuting into London or exploring the surrounding Chiltern countryside, the location offers a lifestyle that is increasingly difficult to find.

The appeal is not simply the opportunity to build a home.

It is the opportunity to create a contemporary home in a mature, established and highly desirable village setting.





Image © St Clements Danes School

Schools and Education.

Families are well served by a strong choice of local state and independent schools in Chorleywood, Rickmansworth and the wider Hertfordshire and Buckinghamshire area.

NEARBY SCHOOLS INCLUDE:

St Clement Danes School

One of the region's most highly regarded secondary schools, recognised for its excellent academic results, outstanding facilities, and broad extracurricular offering.

Chorleywood Primary

Outstanding Ofsted rating and consistently in the top 3% of schools nationally by Year 6 SATs attainment. A strong community school at the heart of the village.

The Russell School

Ranked 7th best primary school in the UK and 2nd best in the South East by the Sunday Times Top 500. Outstanding across every category at the most recent Ofsted inspection (September 2024).

Buyer Notes.

What is being sold?

Lawford Close is being offered as a freehold residential plot sale opportunity. The plot benefits from an emerging planning and design position for a substantial contemporary home. The buyer will acquire the plot and then progress the final design, specification, contractor appointment and build route after purchase.

Is this a completed home?

No. This is not a completed home sale, and it is not being sold as a fixed-price design and build package.

The buyer will be responsible for progressing the build after acquiring the plot, using their chosen professional team and contractor.

Can I change the design?

The current design provides a strong starting point. Internal refinements may be possible after purchase, subject to planning, technical constraints and professional advice.

More significant changes may require further planning approval.

Do I need to finalise my build costs before buying the plot?

Buyers should satisfy themselves that the opportunity is affordable before committing to the purchase. However, the plot sale is not intended to be conditional on the buyer completing a full contractor tender or detailed supply chain review before completion.

Detailed specification, tendering, contractor appointments and construction pricing would ordinarily be progressed after the plot has been acquired. CBH can help with initial views on build costs and affordability.

Can I appoint my own architect and builder?

Yes. Buyers may appoint their own professional team and contractor after purchase. Custom Build Homes may also be able to introduce buyers to relevant professional contacts where required.

How long will the build take?

Build times will depend on the final design, specification, contractor, procurement route and any further approvals required.

As a broad guide, buyers should allow time after plot purchase for design development, technical coordination, contractor appointment and construction.

What professional advice should I take?

Buyers should appoint a solicitor to advise on the plot purchase and may also wish to obtain advice from an architect, planning consultant, quantity surveyor, contractor, mortgage adviser and tax adviser, depending on their circumstances.

Are there Stamp Duty benefits?

Stamp Duty Land Tax is usually calculated against the plot purchase price rather than the completed value of the future home. This may create a saving compared with buying an equivalent completed property.

Buyers should take their own tax advice.

Is VAT recoverable?

Self-builders may be able to reclaim VAT on eligible materials and services through HMRC's self-build VAT reclaim process.

Eligibility and recoverability will depend on the buyer's circumstances, the nature of the works and HMRC rules at the time. Buyers should take their own tax advice.

What is the potential resale value?

A well-designed bespoke home in this location has the potential to compare favourably with high-quality completed homes in the local market. However, any completed value is indicative only and will depend on final design, specification, construction quality, market conditions and valuation.

If we have not answered your question, please ask us to at hello@custombuildhomes.co.uk and we'll get back to you.



Financing Your Plot and Future Build.

Custom Build Homes can introduce buyers to BuildStore Mortgage Services, a specialist in self-build and custom build finance.

Where required, **BuildStore Mortgage Services** can advise on funding options for the plot purchase and future build, including stage payment mortgages, site insurance and warranty considerations.

Buyers should confirm their funding position before committing to the plot purchase. Detailed build costs, specification and contractor arrangements will usually be developed after the plot has been acquired.

Typically, buyers may be able to access funding based on the combined cost of the plot and build, subject to lender criteria, valuation and individual circumstances.

Please note:

Your home may be repossessed if you do not keep up with repayments on your mortgage.

Register Your Interest.

This is a rare opportunity to acquire a private freehold plot in a highly desirable Chorleywood setting, with a considered architectural direction and the freedom to create a substantial bespoke home after purchase.

Contact CBH:

hello@custombuildhomes.co.uk

0345 223 4452

CBH.