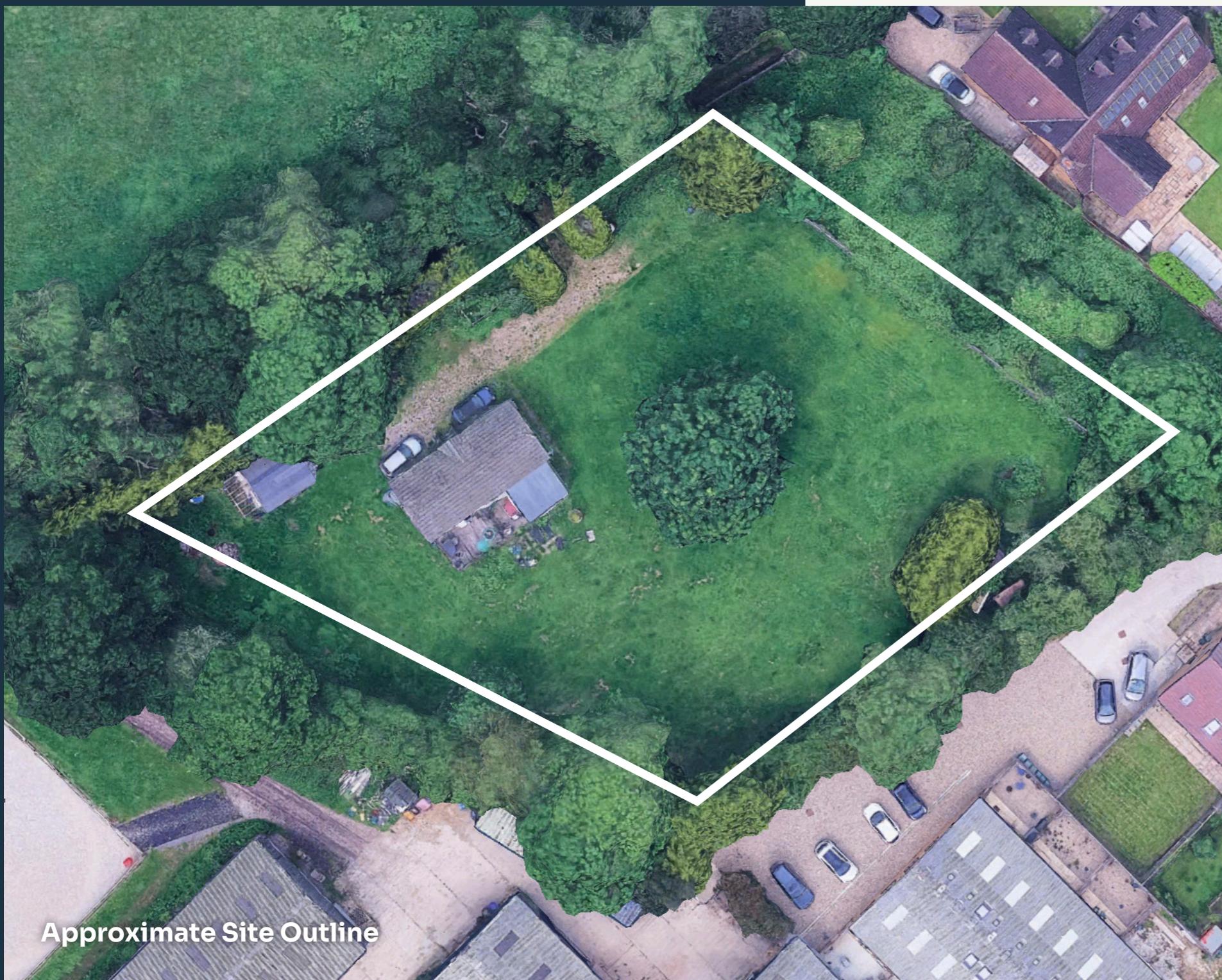


GLPG



Ashwood

BUCKS HILL,
KINGS LANGLEY,
HERTFORDSHIRE,
WD4 9AP



Executive Summary

VACANT SITE WITH PLANNING CONSENT FOR EXTENSION TO CREATE 2,808 SQFT DETACHED DWELLING

- A 0.86-acre (0.35 ha) site comprising a detached single-storey dwelling (built in 1995 in a park-home style structure) with outbuildings
- The property benefits from a sense of seclusion and privacy, with mature landscaping enclosing the garden and outdoor areas
- The property is currently vacant and in disrepair
- The existing NIA is approx. 86 sqm (927 sqft)
- Access to the site is via a private single-track access and framed by mature boundary planting
- The property benefits from planning consent to build an 8 metre rear extension to create additional residential space
- The total proposed NIA is approx. 260 sqm (2,808 sqft)
- The property is for sale freehold by way of informal tender (unless sold prior) at Offers in Excess of £600,000, subject to contract

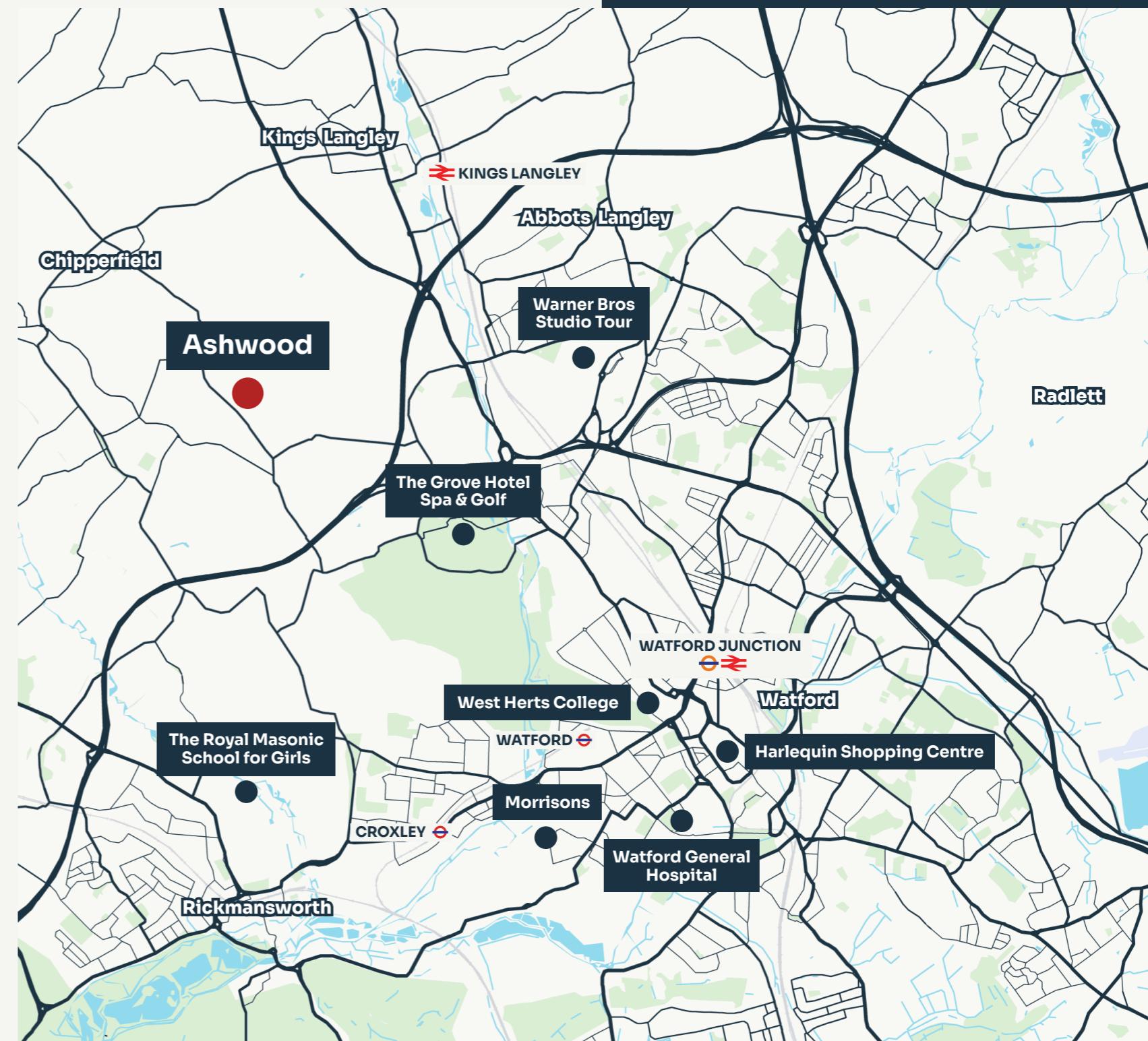
Location

Bucks Hill is set within the well-established village of Kings Langley, an area known for its attractive residential character and strong sense of community. The surrounding neighbourhood benefits from a balance of village charm and open green space, with the Hertfordshire countryside, canal-side walks and local parks all close at hand. Kings Langley village centre provides a good selection of independent shops, cafés, pubs and everyday amenities, supported by well-regarded schools and local services.

The area is also well connected to nearby Watford, which offers a wider range of retail, leisure and employment opportunities, including major shopping, dining and entertainment destinations. Kings Langley station provides direct rail services to London Euston, making the location popular with commuters, while the M25 and A41 are easily accessible, allowing convenient travel across Hertfordshire and into London.

KEY DISTANCES (BY CAR)

The Grove Hotel Spa & Golf	7 minutes
West Herts College	15 minutes
Watford Junction Station	16 minutes
Warner Bros Studio Tour	16 minutes
Morrisons Supermarket	13 minutes
Watford Station	19 minutes
Harlequin Shopping Centre	22 minutes
Watford General Hospital	24 minutes



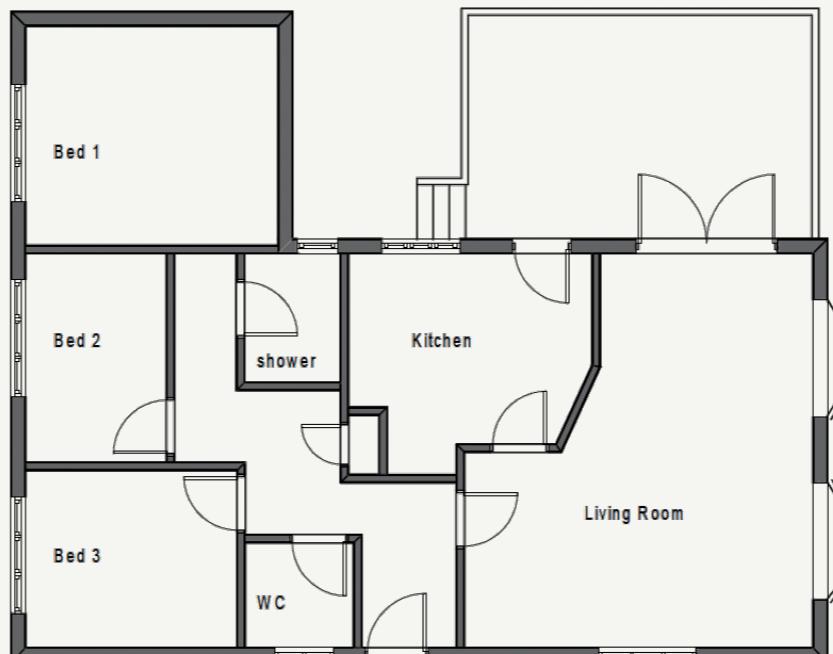
Planning

Planning application for prior approval was granted with no objections (Ref: 24/0284/PDE - Three Rivers District Council) to build a single-storey rear extension.

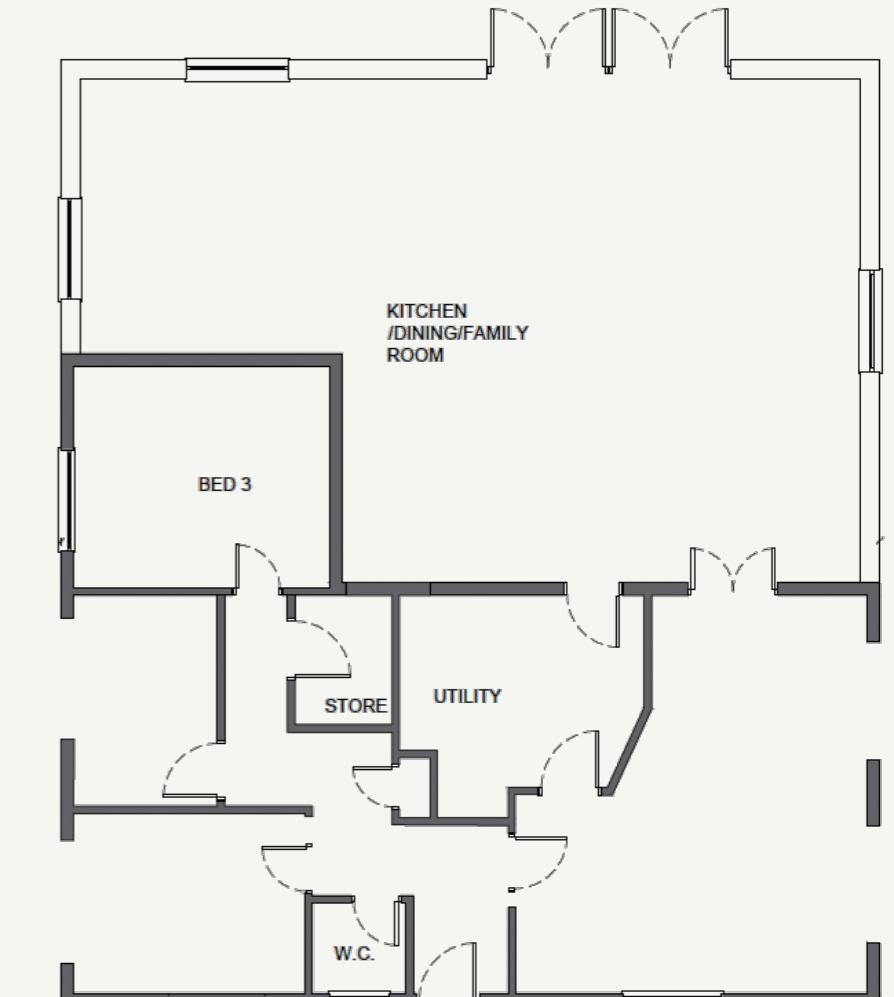
The proposed extension is 8 metres in depth, maximum 4 metres height, with 2.7 metres maximum eaves height.

The proposed NIA would increase to approximately 260 sqm (2,808 sqft).

Floor Plans



Existing



Proposed

METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at Offers in Excess of £600,000, subject to contract.

VAT

It is our understanding that the property is not elected for VAT, however, we encourage interested parties not to rely on this information and to carry out their own due diligence.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:
www.glpco.uk/ashwood/

CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:
020 3336 7377 or email capital@glpg.co.uk.

CONTACT

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Legal Disclaimer: GLPG Limited, the "Agent" on their own behalf and on behalf of the Owner/Landlord of this property give notice that this document does not constitute any form of contract for sale or lease. Statements made by the Agent within emails, brochures, related documentation and other communication, including that of income, legal financial contributions, measurements and distances should not be relied upon and are made without prejudice.

Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.