



0.409 ACRE SITE WITH PLANNING FOR A NEW DETACHED HOUSE

Valley Road, Rickmansworth, Hertfordshire, WD3 4DT

ROBSONS

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4DT

**0.409 ACRE SITE • 87' FRONTAGE • 194' PLOT
• 128' GARDEN DEPTH • PROPOSED HOUSE
SIZE - 6781.32 SQ FT OR 630 SQM (GIA) •
ACCOMMODATION ARRANGED OVER 3
FLOORS • PRIME LOCATION • PLANNING REF:
25/0999/FUL**

Description

A rare opportunity to acquire a 0.409 acre plot of land with planning granted for construction of a 5 bedroom 6 bathroom, 5 reception room detached home, arranged over three floors & totalling approximately 6,781.32sqft. Plans can be viewed on Three Rivers District Council website. Planning reference ref: 25/0999/FUL.

The existing planning permission designed by a well-regarded local architect, Jack Dusek & Co, includes provision for several elegant reception rooms, a grand open-plan kitchen/dining/family area, and additional ancillary spaces.

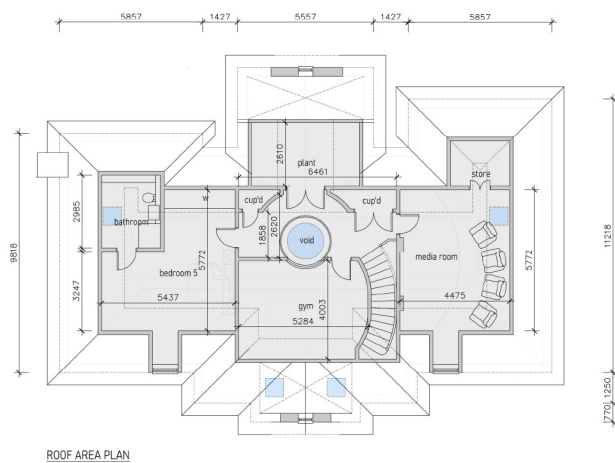
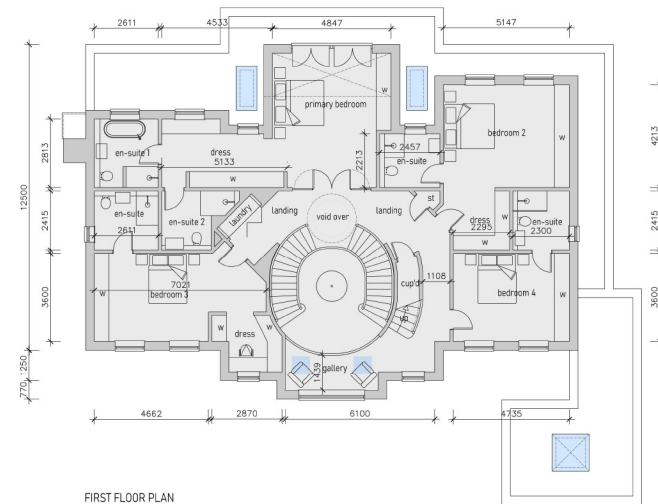
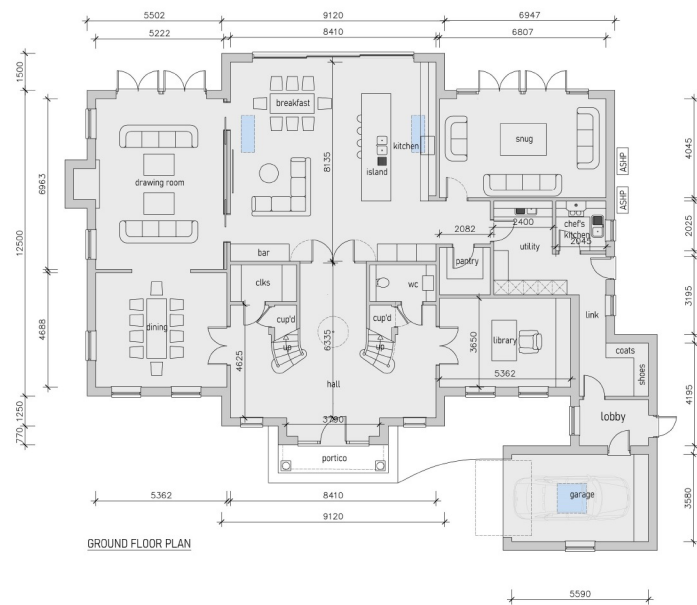
CIL (Community Infrastructure Levy & Mayoral Charge)

Any purchaser who constructs the property, in line with the 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.

BOUNDARIES & FENCING POSITIONS

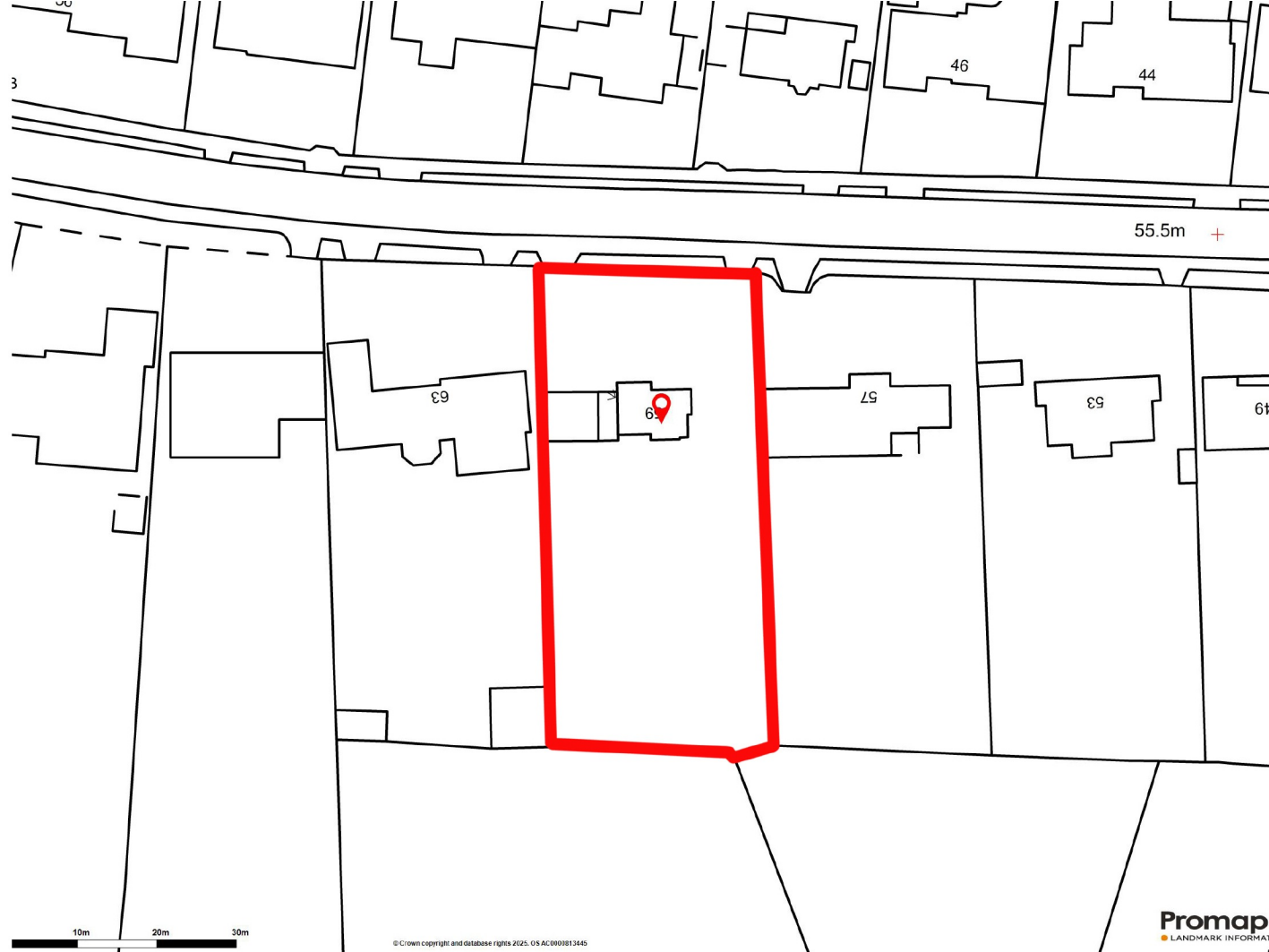
We have not undertaken a detailed survey of any of the boundaries. Buyer(s) are advised to make their own enquiries via their own representatives.





FRONT ELEVATION (NORTH)

Indicative Only



TREE PRESERVATION ORDERS (TPO'S)

We understand a number of the trees on the site are subject to TPO's. Interested parties should make their own enquires with the local authority.

CONTAMINATION & SOIL SURVEY

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

Please note: the images/drawings are artist's impressions (CGI's) and are not scale and indicative only. The architect drawings have been supplied by a 3rd party. Therefore, accuracy cannot be guaranteed or warranted. The plans are not to scale and indicative only. The buyer(s) are advised to obtain verification from their own advisers, be that a solicitor or surveyor. 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 a property.

Location

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



ROBSONS

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www.robsonswb.com

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.