



Ashleys, Rickmansworth
£180,000

sewell &
gardner

Located in a cul-de-sac location in Mill End, Rickmansworth (WD3 8JU), this plot presents a superb development project. This is a rare chance to create a bespoke residence in a desirable area. Structural drawings are complete, and architectural drawings for building control approval can be provided. This prepares the site for immediate development, offering a streamlined process for construction.

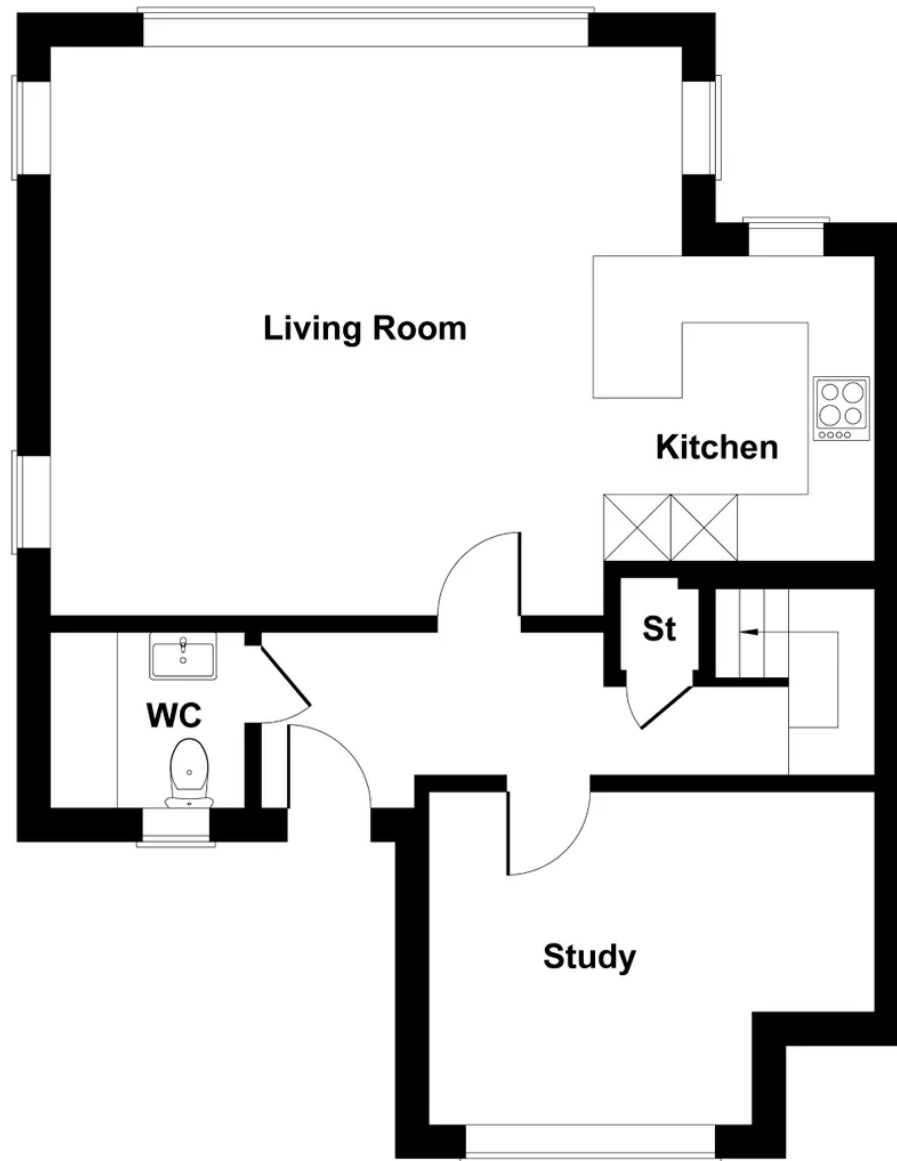
Further benefits include two allocated parking spaces (subject to a license fee of £33,000 to Three Rivers Council), with the CIL payment set at £22,632. Importantly, the Section 106 obligations have been discharged, meaning no further payment is due to the Council.

- Planning permission 24/1231/FUL Three Rivers Council
- Drainage connection ready and building control approved
- Structural drawings done
- Architectural drawings for building control approval can be provided
- 2 parking spaces , license fee of £33,000 to be paid to Three Rivers Council
- CIL of £22,632 to be made
- Section 106 discharged- no payment to the Council

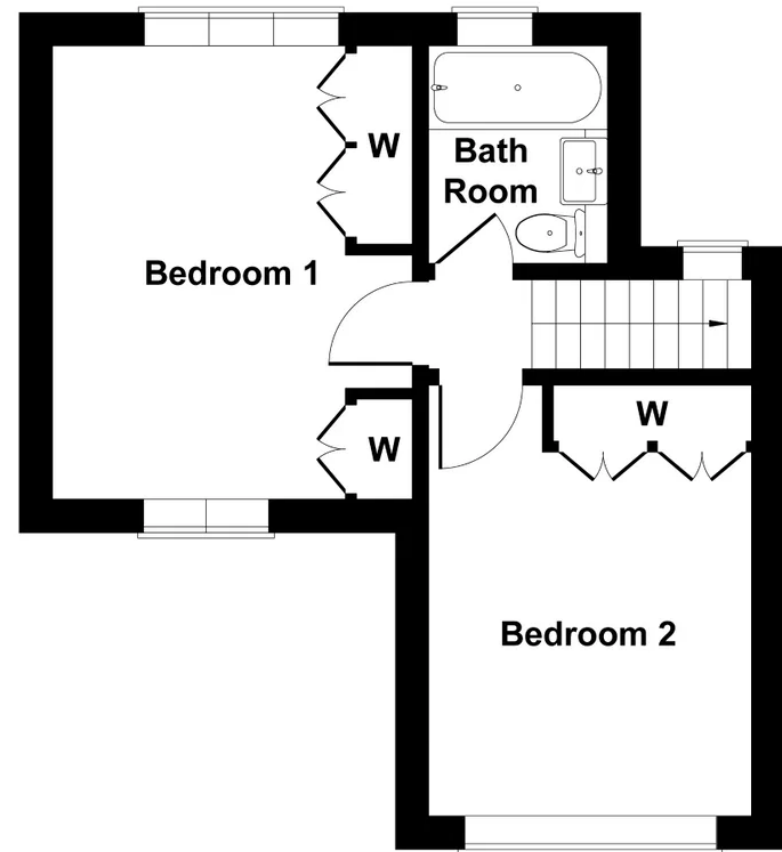
Please note that the information provided within this listing has been supplied by the landowner. We are currently awaiting documentation confirming that the Section 106 Agreement has been formally discharged.



9A Ashleys



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors, Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.