

Bushey
Garages to the rear of
27-47 Claybury,
Hertfordshire
WD23 1FS

- **A Freehold Site currently occupied by Thirty-One Garages**
- Site extending to Approximately 0.142 Hectares (0.350 Acres)
- Planning Permission for Demolition of Existing Garages and Construction of Seven New Build Apartments
- Comprising 2 x One Bedroom, 4 x Two Bedroom and 1 x Three Bedroom Apartments

Vacant Possession

BY ORDER OF MORTGAGEES



Seller's Solicitor

Messrs Alan Samuels & Co (Ref: AS).
Tel: 0845 900 0116.
Email: alan@asamuels.co.uk

VACANT – Freehold Garage Site with Planning Permission



Tenure

Freehold.

Location

The property is situated on the north side of Claybury. Local shops and amenities are available along High Street to the west. Rail services run from Bushey Station approximately 1.6 miles to the north-west. The M1 Motorway is to the east and provides access to the M25 Motorway (Junction 25). The open spaces of King George Recreation Ground are close by.

Description

The property comprises a site currently occupied by thirty-one garages. The site extends to approximately 0.142 hectares (0.350 acres).

Accommodation

Site Area Approximately 0.142 Hectares (0.350 Acres)
Thirty-One Garages

Planning

Local Planning Authority: Hertsmere Borough Council.
Tel: 0208 207 2277.

Website Address: www.hertsmere.gov.uk

Planning permission (Ref 17/2281/FUL) was granted on 21st November 2017 for "Proposed demolition of existing garages and construction of 2 x one bedroom apartments, 4 x two bedroom apartments and 1 x three bedroom apartment including landscaping and parking provision for 13 spaces".

Description	sq ft	sq m	No	Description	Total Area (sq ft)	Total Area (sq m)
Type A	754	70.00	2	Two Bedroom Apartment	1,508	140.00
Type B	543	50.42	2	One Bedroom Apartment	1,086	101.00
Type C	754	70.00	2	Two Bedroom Apartment	1,508	140.00
Type D	1,033	96.00	1	Three Bedroom Apartment	1,033	96.00
Total			7		5,135	477.00

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.