



BADMINTON CLOSE

BOREHAMWOOD, HERTFORDSHIRE WD6 1UJ

Land benefiting from detailed planning consent to create a brand-new detached 4 bedroom house, located within close proximity to Elstree & Borehamwood Railway Station.

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INVESTMENT SUMMARY

- A site benefiting from detailed planning consent to create a brand-new 4 bedroom detached house
- **Proposed house size:** 1,063 square feet / 98.75 square metres plus **3 single car parking spaces**
- Located within **walking distance** to Elstree & Borehamwood Synagogue (4 minutes), Borehamwood High Street (10 minutes), and Elstree & Borehamwood Railway Station (12 minutes)
- **The Site extends to** approx. 0.05 acres / 2,178 square feet / 202 square metres
- Hertsmere Borough Council reference number: 19/1492/FUL - [Click Here](#) to visit the planning portal
- **Viewings by appointment only - please contact a member of our team to arrange an inspection**



LOCATION

The site is located 0.6 miles from Elstree & Borehamwood Railway Station, and 0.5 miles from Borehamwoods High Street, Shenley Road.

Over the past ten years, Borehamwood has been transformed by substantial re-developments, high-profile retailers and restaurant operators, and a growing community.

The area is affluent area, comprising a mix of families, investors and young professionals, where properties of all types in the area continue to experience strong capital appreciation.

The site is within walking distance to all local amenities, and is within easy reach of excellent restaurants, shops, supermarkets, schools and transport facilities both into and outside of Central London.



KEY DISTANCES

- Elstree & Borehamwood Synagogue: 0.2 miles
- Borehamwood Shopping Park: 0.2 miles
- Tesco Supermarket: 0.5 miles
- Local High Street - 0.5 miles
- Elstree & Borehamwood Railway Station: 0.6 miles
- Yavneh College: 1.2 miles
- Watford Town Centre: 3 miles
- Brent Cross Shopping Centre: 8 miles



DESCRIPTION

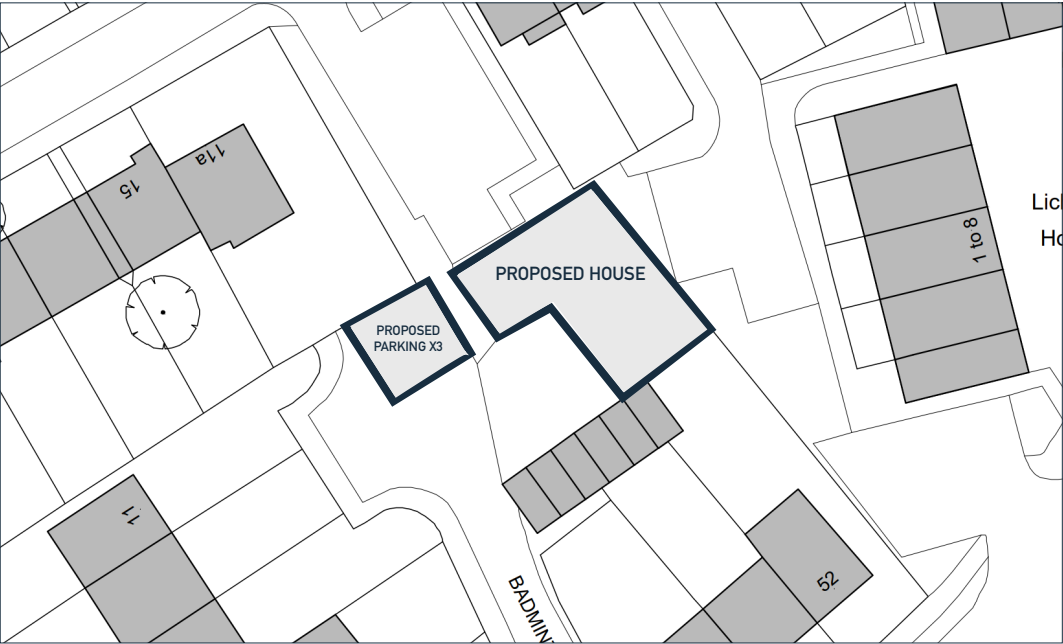
The site comprises vacant land and hard standing with detailed planning consent to create a brand-new four 4 bedroom family home in the heart of Borehamwood.

The scheme includes a provision for 3 single car parking spaces adjacent to the proposed house, with an established pedestrian walkway in place to enable easy to access to the road at the rear, including providing a short route (approx. 4 minutes) to Elstree & Borehamwood Synagogue.

Please note, there is the requirement for a sewer diversion (see the final page of the brochure for more information).

The site is within walking distance to all local amenities and is within easy reach of excellent restaurants, shops, supermarkets, schools and transport facilities both into and outside of Central London.

Offers are invited for the freehold interest in the land on an unconditional basis at a guide price of £325,000.



DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: badminton (case sensitive)

The data room contains the following set of documents:

- 1. Proposed Floor Plans
- 2. Site Location Plan
- 3. Title Register
- 4. Title Plan
- 5. Decision Notice

Please note, the data room is being regularly updated.

Access Code: badminton (case sensitive)



PROPOSAL

We are instructed to invite offers for the freehold interest at £290,000, subject to contract

DRAINAGE

It is our understanding that to implement the proposed scheme, this will require the diversion of an approx. 450mm sewer

We have been informed that positive discussions have taken place with Thames Water, who are happy with a diversion in principal, pending that there is a 1-metre buffer, however, this will require the submission of an application

We strongly advise all interested parties to carry out their own due diligence surrounding this point

VAT

It is our understanding that the property is not elected for VAT

OFFERS

To be sent via email or post detailing a proposal, timescales, method of funding and solicitor details

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CONTACT

For further information or to arrange an inspection, please contact a member of our Investments Team on 020 3640 6420 or team@glpg.co.uk.



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INVESTMENT & DEVELOPMENT ADVISORS

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