



108 & 110 Bucknalls Lane, Watford, WD25 9NH

Best And Final Offers £1,000,000

Benjamin Stevens St Albans are delighted to offer for sale this truly unique opportunity of purchasing two adjoining detached bungalows with substantial front and rear gardens to create a potential development site (STPP). The properties are located within the Greenbelt and situated in a secluded position towards the end of a private lane right next to the beautiful Bricket Wood Common. The two plots combined measure approximately 85m (279ft) X 22.6m (74ft) which is 0.47 acres. Best and final offers are to be submitted in writing by 5pm on Monday the 30th of October. Viewing is strictly arranged by appointment only.

Planning:

The property is in the Metropolitan Green Belt, where there is a presumption against further development. This means that it is extremely unlikely that the Local Authority will grant approval for any further dwellings on this or a combined site. There is also guidance that extension and enlargement of existing properties should not exceed 40% by volume of the original dwelling.

Plot: 554'5" x 74'1" (169m x 22.6m)



Plot Satellite View:



110 Bucknalls Lane



108 Bucknalls Lane



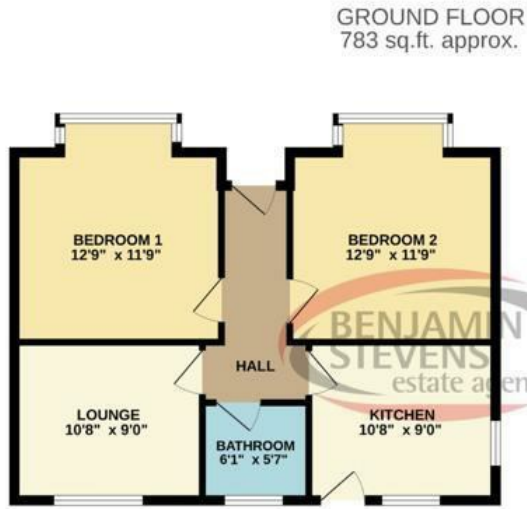
Street View:



Floor Plan



TWO BEDROOM DETACHED BUNGALOW
TOTAL FLOOR AREA - 607 sq.ft. approx.
These dimensions are approximate and are for guidance only. They do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



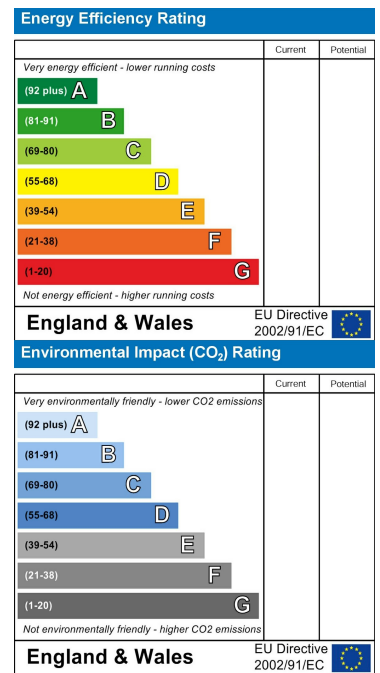
TWO BEDROOM DETACHED BUNGALOW
TOTAL FLOOR AREA - 783 sq.ft. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan (combined here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk