



FREEHOLD



Commercial (EPC Rating: E)

EASTBURY ROAD, OXHEY, WATFORD,
WD19 4JP

£1,000,000



0 Bedroom Commercial located in Watford

Warren Anthony Estate Agents are delighted to bring to the market this rare opportunity to acquire a plot of land off Eastbury Road formerly known as Morton Hall at the rear of 97 Eastbury Road, Watford WD19 4JP until 7 years ago approx. used by the local Scout Group and whilst potentially suitable maybe for residential development subject to planning it is eminently attractive for a similar F1 use, educational perhaps etc. with an approach to either possibility the seller will consider.

Full Description

Warren Anthony Estate Agents are delighted to bring to the market this rare opportunity to acquire a plot of land off Eastbury Road formerly known as Moreton Hall at the rear of 97 Eastbury Road, Watford WD19 4JP until 7 years ago approx. used by the local Scout Group and whilst potentially suitable maybe for residential development subject to planning it is eminently attractive for a similar F1 use, educational perhaps etc. with an approach to either possibility the seller will consider.

Particulars herein you will find a copy of the aerial plan, site plan and photos with a course an on-site visit considered to be preferable with keys for early access we have.

Located off Eastbury Road the site is situated within a short driving distance of Watford town centre with its many shops, Atria Shopping Centre, numerous bars, coffee shops and restaurants with Watford Junction mainline railway station, Bushey, Carpenders Park and Watford High Street stations close by also Watford and Rickmansworth metropolitan line stations nearby.

The M1 and M25 motorways both within a very short distance.

Available for sale on each of the following basis.

1. Subject to planning with a guide price in

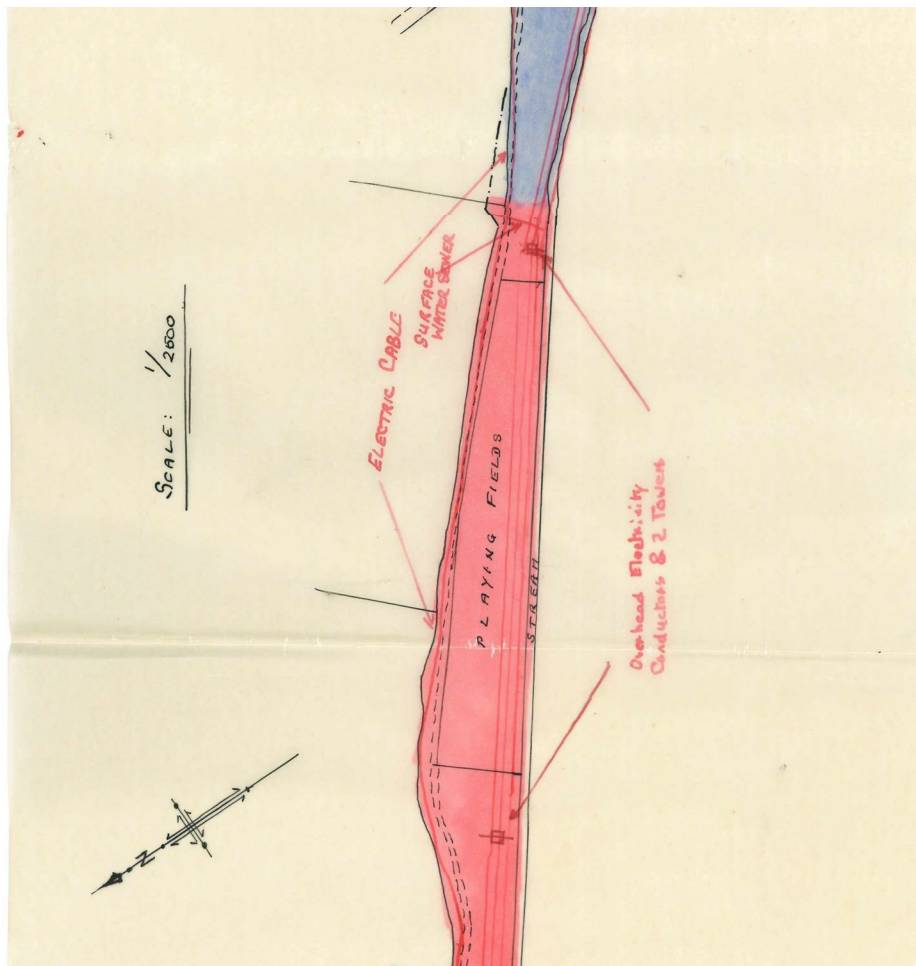
excess of £1,000,000 (One million pounds)

2. With existing planning F1 and a guide price between £500,000-£600,000 (Five hundred-Six hundred thousand pounds)

Energy Performance Certificate – None required.

Legal costs – With each party to be responsible for the payment of their own legal costs incurred.

Viewing – Strictly by prior appointment only through Sole Agent Warren Anthony Estate Agents 01923 220012 either option 1 sales and/or 3 commercial



- the entry was made in the register.
- Issued on 19 May 2015.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - A guide to the information we keep and how you can obtain it.
- This title is dealt with by Land Registry Leicester Office.

A: Property register

This register describes the land and estate comprised in the title.

HERTFORDSHIRE : WATFORD

- 1 (30.04.2014) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the south east of Eastbury Road, Watford (WD19 4JP).
- 2 (18.05.2015) The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 4 December 1951 made between Wilfred Henry Sobey and The Boy Scouts Association Trust Corporation:-
 "TOGETHER with a right of way at all times and for all purposes over and along the concrete roadway from Eastbury Road to the said property."

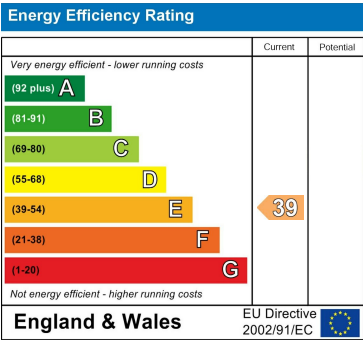
B: Proprietorship register

This register specifies the class of title and identifies the proprietor.

Council Tax Band

E

Energy Performance Graph



Call us on

01923 220012

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

