



RESIDENTIAL DEVELOPMENT OPPORTUNITY

BIRCHVILLE COTTAGE, HEATHBOURNE ROAD, BUSHEY HEATH WD23 1PB





SUMMARY

An exciting opportunity to acquire a self-contained residential development site.

- Available either **Unconditionally** or **Subject to Planning**.
- Approved outline planning permission for demolition of existing dwelling house and construction of 2 x 3 bed and 2 x 4 bed houses (ref: 23/1250/OUT).
- Allocated for approximately 17 units in Hertsmere's Local Plan and included in the Emerging Local Plan for 15 dwellings.
- Site area of circa 0.7 acres (0.29 ha).
- For sale by Informal Tender with a bid deadline at **midday** on **Wednesday 25th March 2026**.

LOCATION

The property is situated on the eastern edge of Bushey Heath, approximately one mile from the town centre, which has excellent transport links into central London and other surrounding areas.

Bushey Heath offers various amenities, including schools, medical services, supermarkets, restaurants, and recreational facilities. Nearby public footpaths and walking routes provide access to natural features such as Warren Lake.

The site falls under Title Number HD7949.

DESCRIPTION

The property covers approximately 0.7 acres and is broadly rectangular in shape with Birchville Cottage, a detached three-storey dwelling centrally located to the centre of the plot.

There are also several ancillary structures, including a single storey annexe and garage. The land is well screened by trees on all boundaries, creating a divide between the house and adjacent properties.

PLANNING

The site is located within Hertsmere Borough Council and benefits from outline planning permission for demolition of existing dwelling house and construction of 2 x 3 bed and 2 x 4 bed houses (ref: 23/1250/OUT approved in March 2024).

Link - [Planning Portal](#)

While the site benefits from the existing planning permission, it may be possible to increase the level of development above the four approved houses. It may also be possible to change the use from C3 residential to other uses, including care.

The land is allocated in the Hertsmere Local Plan 2016 for 17 dwellings (ref H9), which removed the land from the Green Belt.

The land has been subsequently included in the emerging Local Plan with an indicative capacity of 15 dwellings, with a mix of dwelling sizes (ref HEL502). This allocation also removed the land from the Green Belt.

CIL

Hertsmere Borough Council has adopted CIL.

Information regarding the CIL charges can be found on the Council's website - [Link](#)

TENURE

The site is to be sold freehold with Vacant Possession.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The site is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements whether or not specifically referred to in these sales particulars.

SERVICES

Prospective purchasers are advised to make and rely upon their own enquiries with the relevant service providers.

VAT

Prospective purchasers should note that the land has not been elected for VAT.

INSPECTIONS

Inspections should be arranged by prior appointment with the selling agents.



METHOD OF SALE

Offers are invited via the Informal Tender method of sale with rights reserved to conclude marketing through this process.

Offers should be submitted by **midday** on **Wednesday 25th March 2025**.

Prospective purchasers are directed to the Bidding Guidelines contained within the Information Pack for further information.

INFORMATION PACK

Access to an Information Pack containing all relevant sales information, technical reports and planning information is available on request.

For access, please contact the Selling Agent. Prospective purchasers are directed to the Bidding Guidelines contained within the Information Pack for further information.

CONTACT

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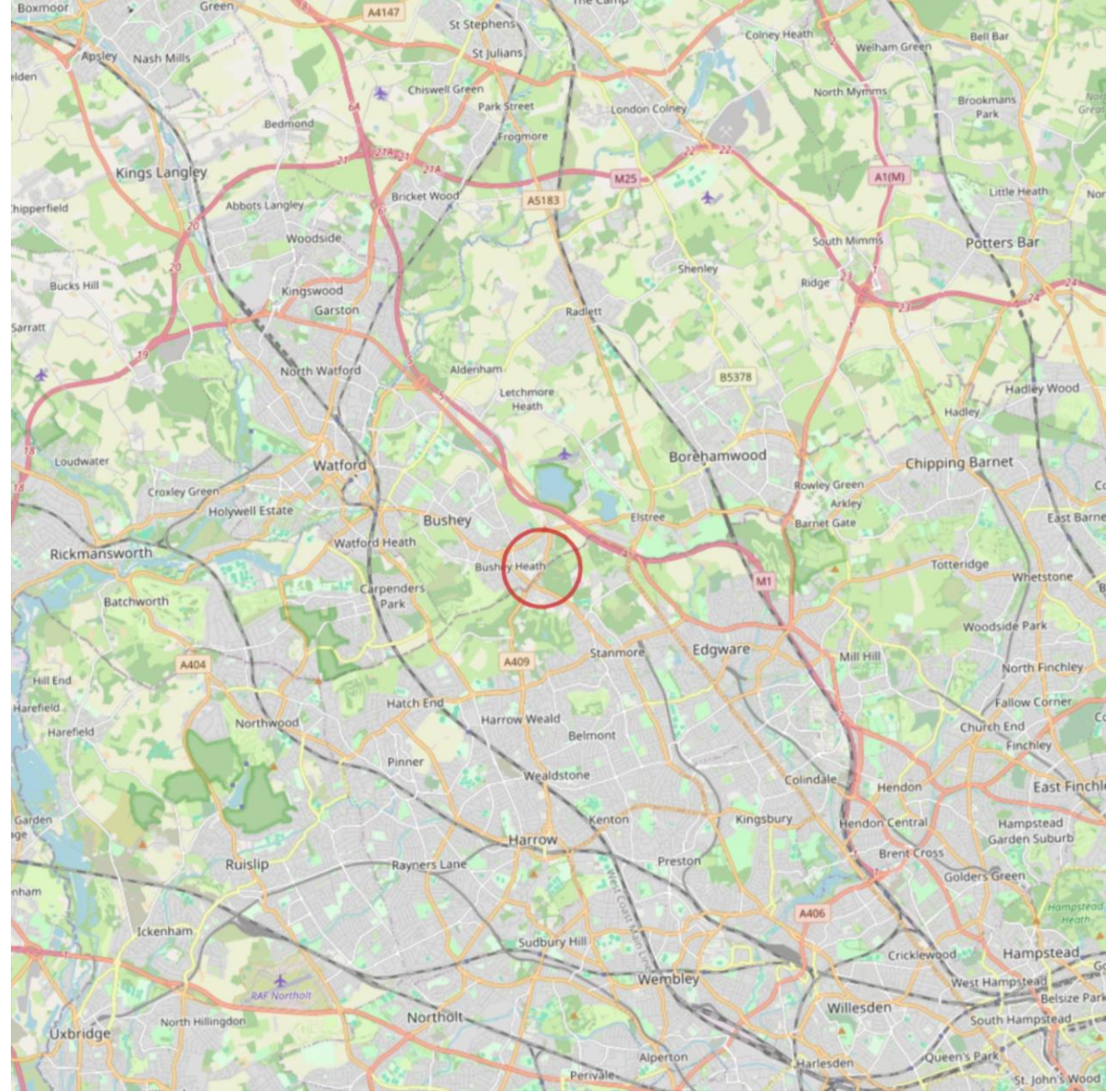
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